

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Auburn/28
Previous Physical Inspection: 2002

Improved Sales:

Number of Sales: 841
 Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$57,000	\$138,900	\$195,900	\$211,400	92.7%	9.61%
2005 Value	\$60,300	\$149,100	\$209,500	\$211,400	99.1%	9.39%
Change	+\$3,300	+\$10,200	+\$13,500		+6.4%	-0.22%
% Change	+5.8%	+7.3%	+6.9%		+6.9%	-2.29%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.22% and -2.29% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2004 Value	\$58,900	\$138,500	\$197,400
2005 Value	\$62,300	\$149,900	\$212,200
Percent Change	+5.8%	+8.2%	+7.5%

Number of one to three unit residences in the Population: 6374

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes built after 2000 required less of an upward adjustment than the overall and homes with lot sizes greater than 25,000 sq ft had lower average ratios and required a greater upward adjustment. Homes located in "Replat of Auburn View Heights" Major 030400 had higher average ratios (Assessed Value/Sales Price) than others, which require a downward adjustment.

Properties with waterfront sites had lower average ratios than others. An overall annual market adjustment of 1.04 was used thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

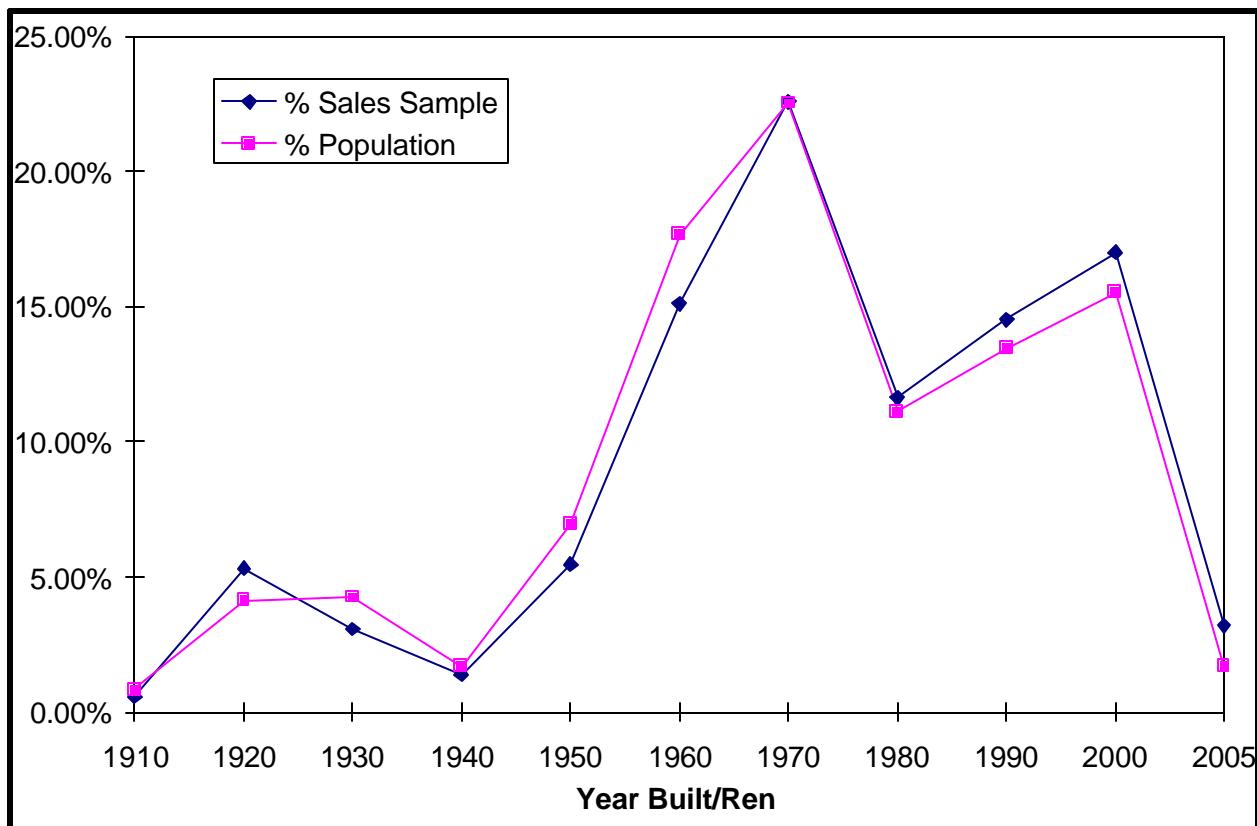
Sales Sample Representation of Population - Year Built / Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	5	0.59%
1920	45	5.35%
1930	26	3.09%
1940	12	1.43%
1950	46	5.47%
1960	127	15.10%
1970	190	22.59%
1980	98	11.65%
1990	122	14.51%
2000	143	17.00%
2005	27	3.21%
	841	

Population

Year Built/Ren	Frequency	% Population
1910	55	0.86%
1920	265	4.16%
1930	272	4.27%
1940	109	1.71%
1950	444	6.97%
1960	1126	17.67%
1970	1436	22.53%
1980	709	11.12%
1990	858	13.46%
2000	990	15.53%
2005	110	1.73%
	6374	

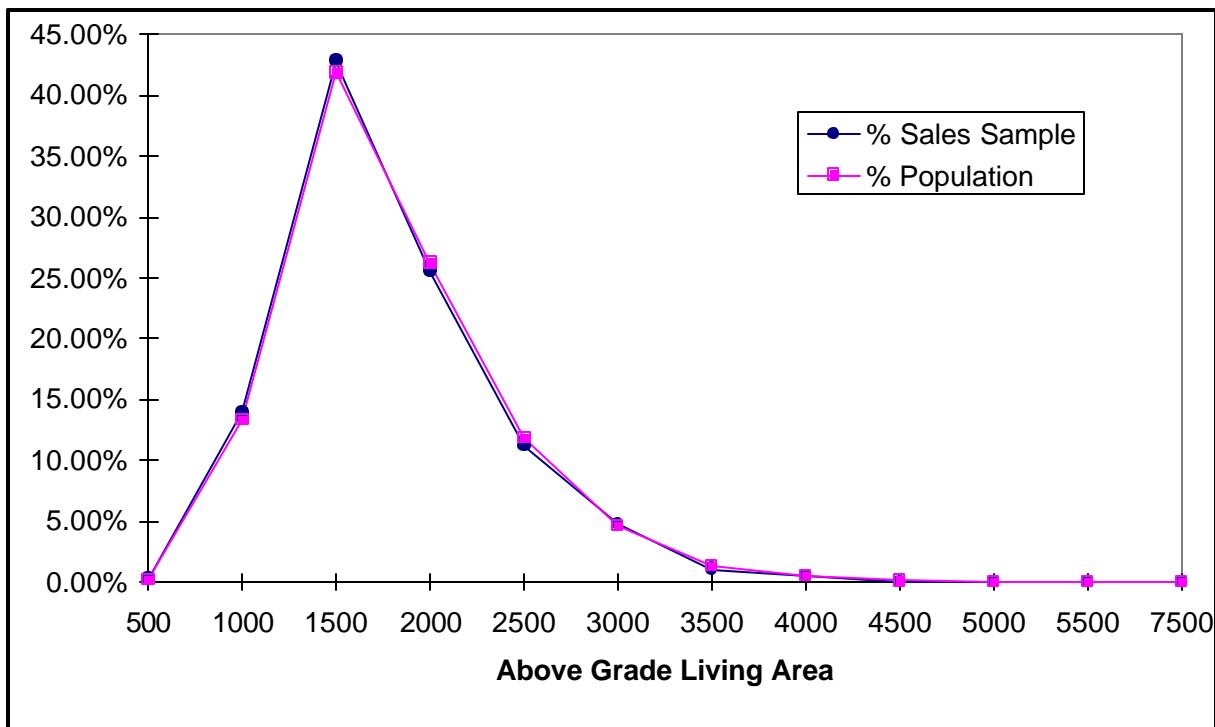


The sales sample frequency distribution follows the population distribution fairly closely with regard to Yearbuilt/Ren. This distribution is ideal for both accurate analysis and appraisal.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	2	0.24%
1000	117	13.91%
1500	360	42.81%
2000	215	25.56%
2500	94	11.18%
3000	40	4.76%
3500	9	1.07%
4000	4	0.48%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	841	

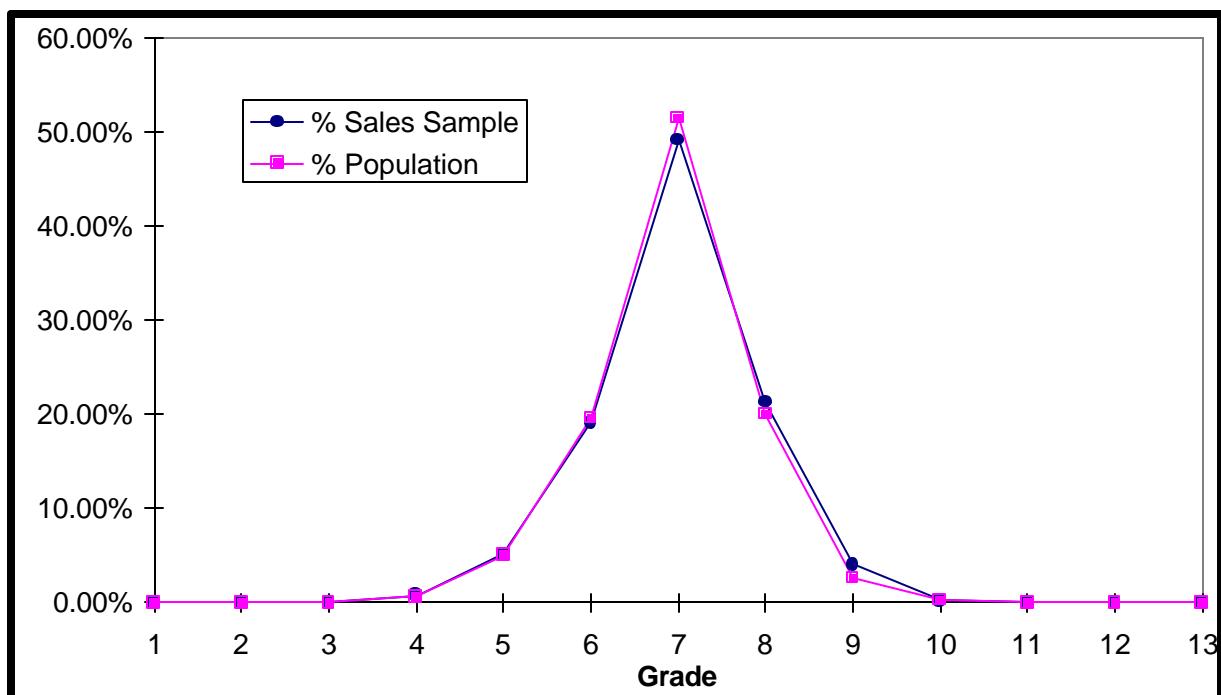
Population		
AGLA	Frequency	% Population
500	9	0.14%
1000	850	13.34%
1500	2668	41.86%
2000	1671	26.22%
2500	754	11.83%
3000	294	4.61%
3500	86	1.35%
4000	32	0.50%
4500	8	0.13%
5000	2	0.03%
5500	0	0.00%
7500	0	0.00%
	6374	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

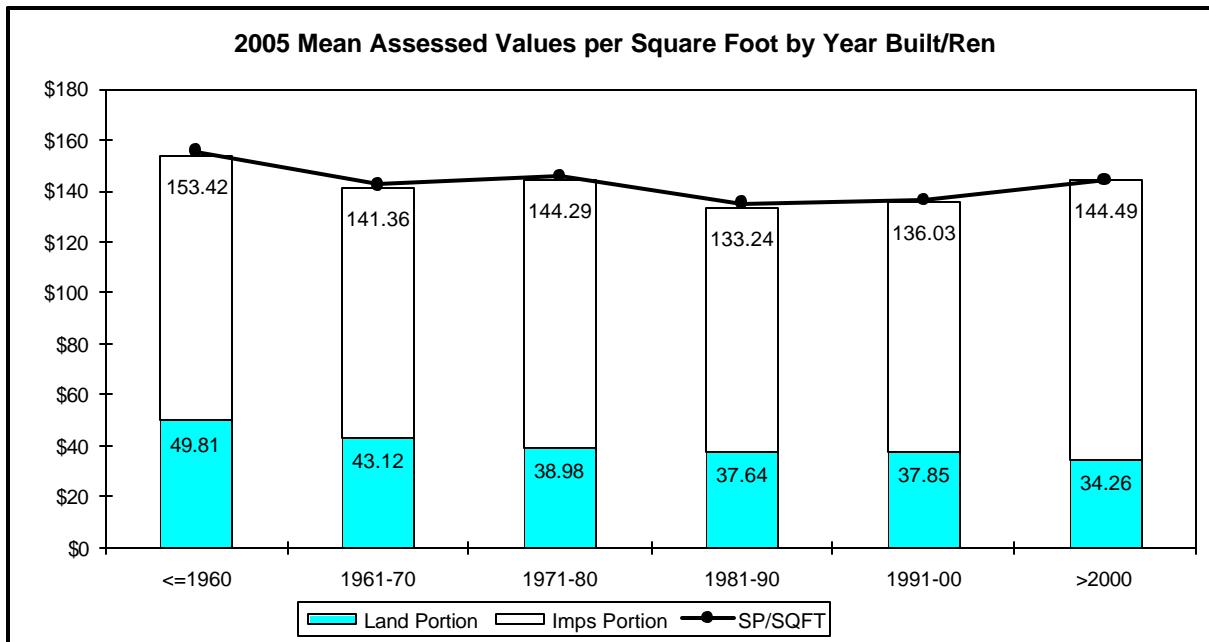
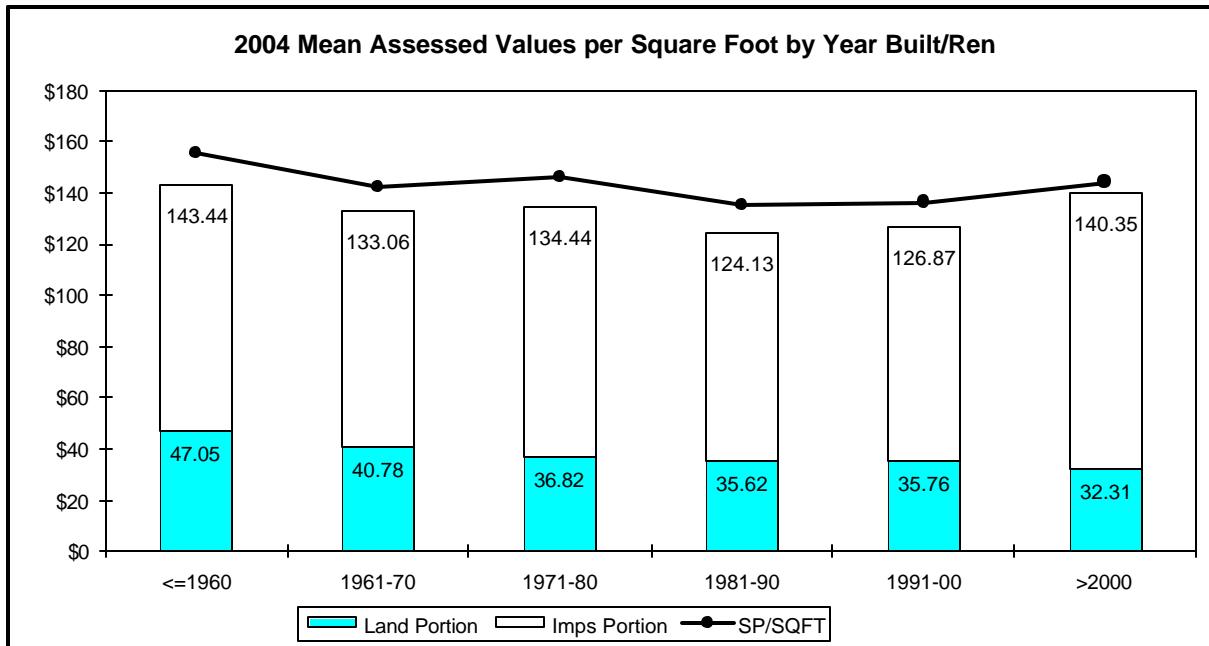
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	2	0.03%
4	7	0.83%	4	42	0.66%
5	43	5.11%	5	323	5.07%
6	161	19.14%	6	1255	19.69%
7	414	49.23%	7	3284	51.52%
8	180	21.40%	8	1277	20.03%
9	34	4.04%	9	171	2.68%
10	2	0.24%	10	19	0.30%
11	0	0.00%	11	1	0.02%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	841			6374	



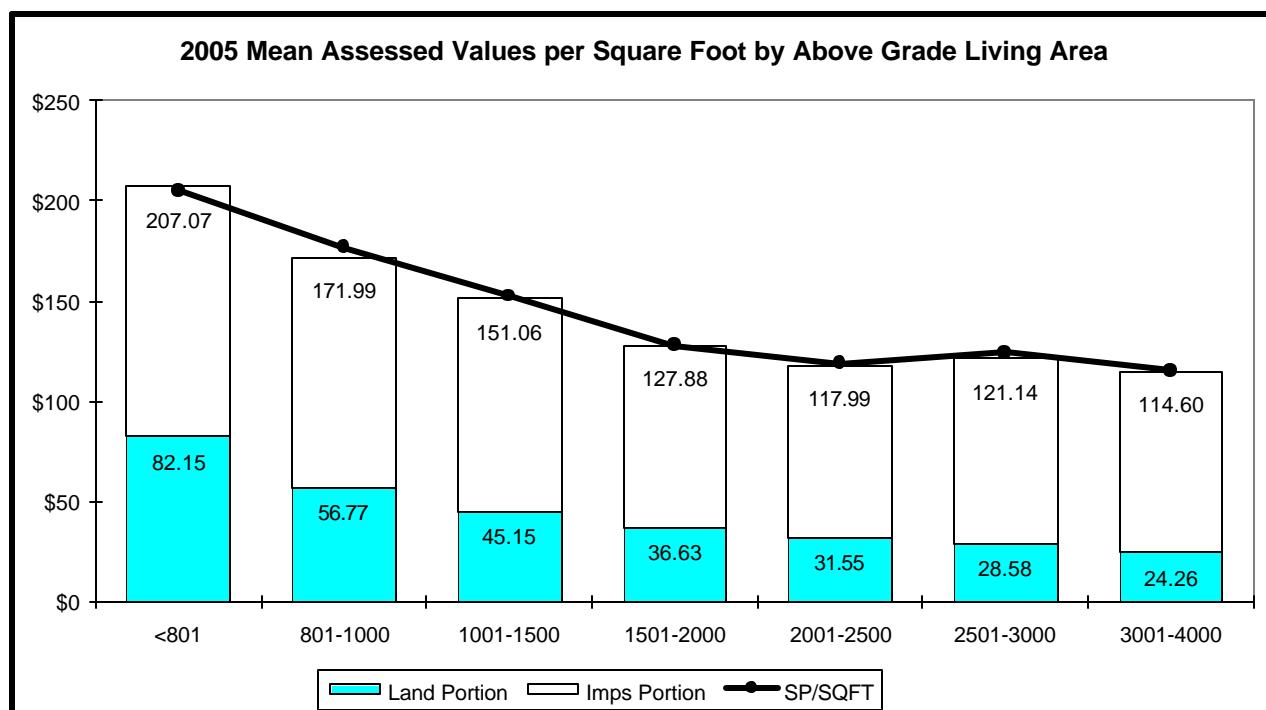
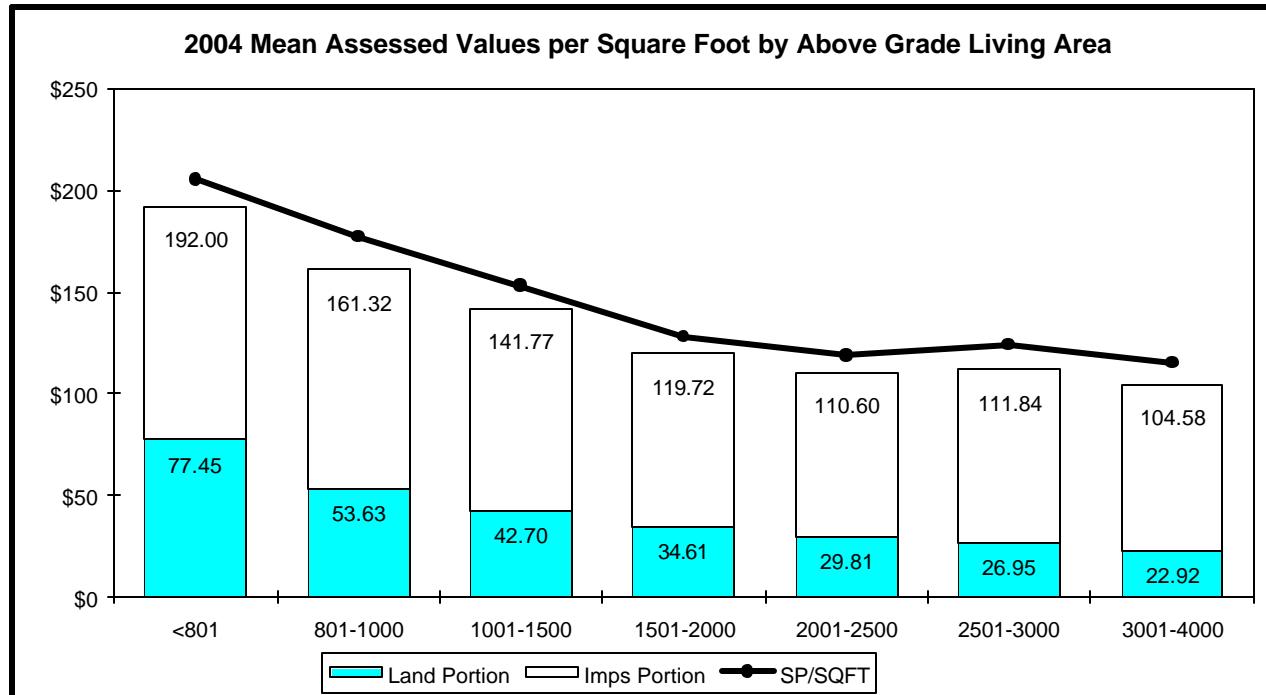
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



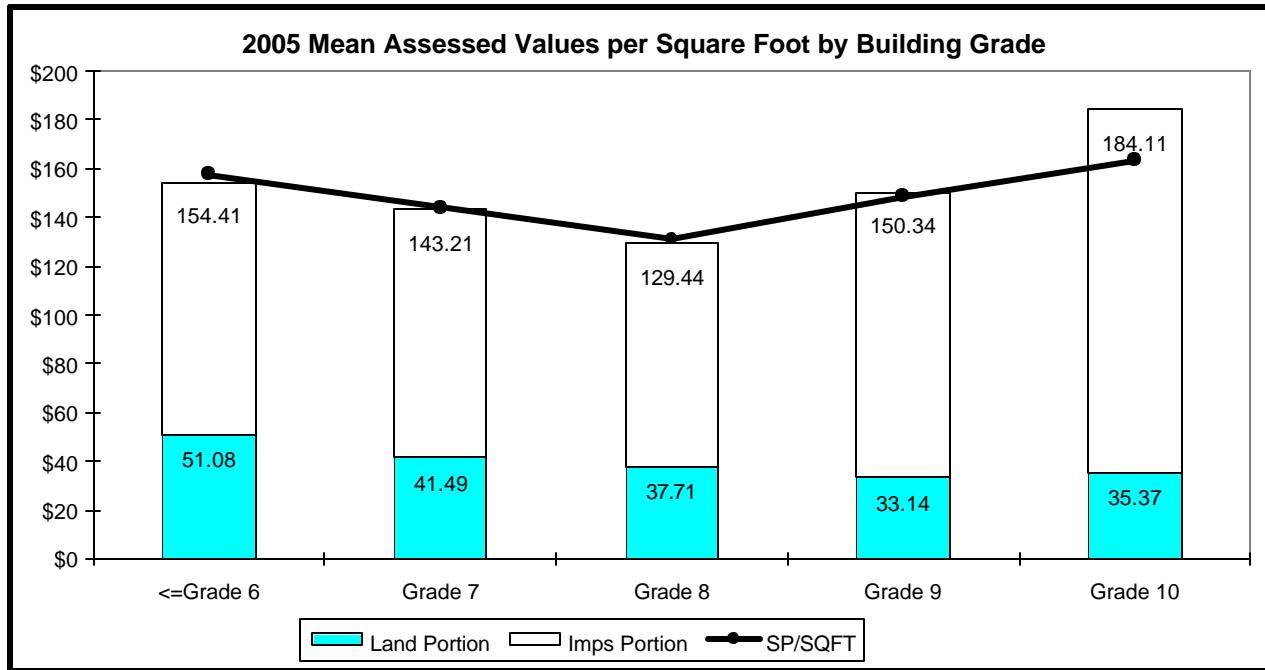
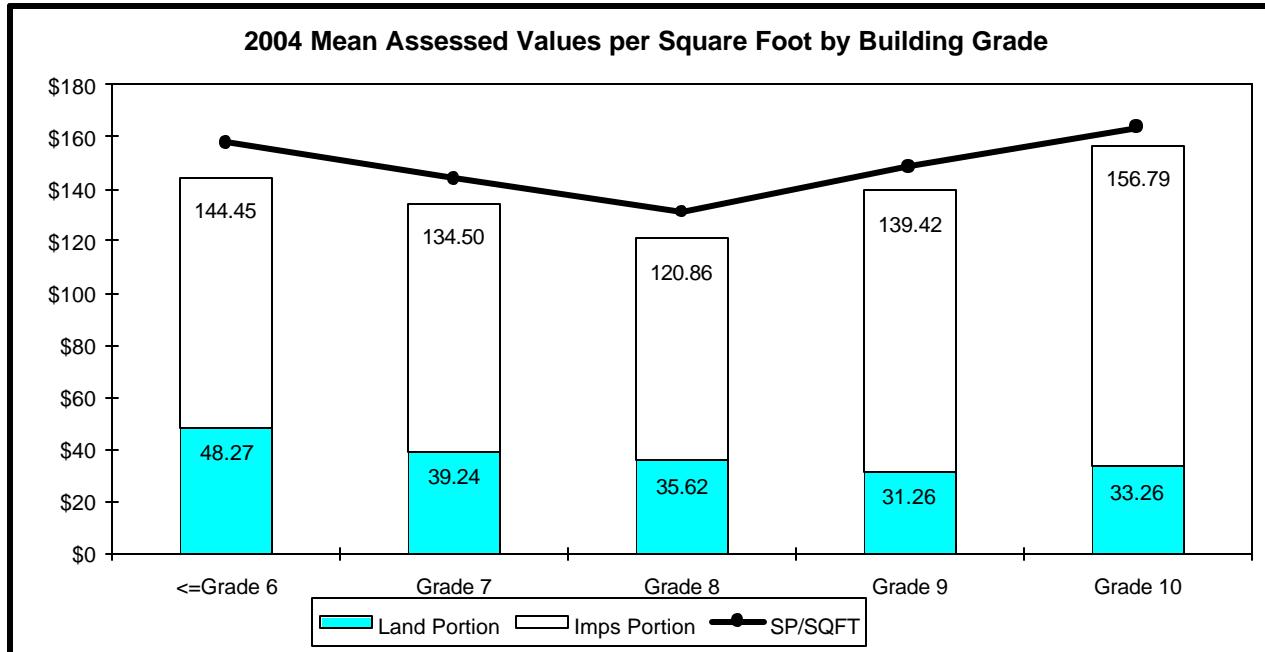
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. NOTE: There were only two sales of grade 10's

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 16 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 5.8% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.067, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 841 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes built after 2000 required less of an upward adjustment than the overall and homes with lot sizes greater than 25,000 sq ft had lower average ratios and required a greater upward adjustment. Homes located in “Replat of Auburn View Heights” Major 030400 had higher average ratios (Assessed Value/Sales Price) than others, which require a downward adjustment. Properties with waterfront sites had lower average ratios than others. An overall annual market adjustment of 1.04 was used thus improving equalization.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / .9366069 + 9.641773E-02 * \text{Plat1} - 8.589648E-02 * \text{BigLot} + 3.599843E-02 * \text{NewYB}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value * 1.073).
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the new land value is used, but there is no change to the improvements. (2005 Land Value + Previous Improvement Value * 1.00).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were not enough mobile home sales for a separate analysis (7 sales). Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2005 \text{ Total Value} = 2005 \text{ Land Value} + \text{Previous Improvement Value} * 1.073, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 28 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.77%

Yr Blt Greater than 2000	Yes
% Adjustment	-3.95%
Large Lots Greater than 25,000 sq. ft.	Yes
% Adjustment	10.78%
Major 030400 Replat of Auburn View Heights	Yes
% Adjustment	-9.97%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home built after 2000 would *approximately* receive a 2.82% upward adjustment (6.77% overall - 3.95% Year Built greater than 2000). 110 parcels would receive this adjustment.

Homes on sites greater than 25,000 sq. ft would *approximately* receive a 17.55% upward adjustment (6.77% overall + 10.78% Large Lots greater than 25,000 Sq. Ft.) 423 parcels would receive this adjustment.

A home located in Auburn View Heights (Major 030400) would *approximately* receive a 3.20% downward adjustment (6.77% overall - 9.97 Major 030400). 65 parcels would receive this adjustment.

Note: Properties with homes year built greater than 2000 and lot size greater than 25,000 sq. ft. would approximately receive a 13.60 % upward adjustment (6.77% overall -3.95% yearbuilt greater than 2000 + 10.78% lot size greater than 25,000 sq. ft.) 16 parcels would receive this double adjustment. There are no other properties with multiple adjustments.

Note: Properties located on Waterfront sites were near assessment level and will receive a single upward adjustment of 4.00%. 118 parcels would receive this adjustment.

89% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 28 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
030400	Replat of Auburn View Heights	8	65	12%	SE-10-21-5	10	7	1961 thru 1962	Auburn Way S. and Dogwood St SE

Area 28 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.1

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=6	211	0.911	0.984	8.1%	0.970	0.999
7	414	0.935	0.998	6.8%	0.990	1.007
8	180	0.920	0.986	7.2%	0.973	1.000
9	34	0.935	1.009	7.9%	0.974	1.043
10	2	0.962	1.130	17.4%	0.232	2.027
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1960	261	0.922	1.001	8.5%	0.988	1.013
1961-1970	190	0.936	0.994	6.3%	0.981	1.008
1971-1980	98	0.916	0.985	7.6%	0.968	1.003
1981-1990	122	0.913	0.983	7.6%	0.968	0.998
1991-2000	143	0.931	1.000	7.4%	0.986	1.014
>2000	27	0.964	0.991	2.9%	0.955	1.027
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair/Average	509	0.921	0.988	7.2%	0.979	0.996
Good/Very Good	332	0.935	1.006	7.6%	0.996	1.016
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	547	0.925	0.995	7.6%	0.987	1.003
1.5	63	0.942	1.019	8.2%	0.989	1.050
2	231	0.926	0.987	6.6%	0.977	0.998
Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<801	25	0.932	1.005	7.9%	0.953	1.058
0801-1000	94	0.912	0.995	9.0%	0.976	1.014
1001-1500	360	0.929	0.994	7.0%	0.984	1.003
1501-2000	215	0.935	1.000	6.9%	0.988	1.011
2001-2500	94	0.930	0.992	6.7%	0.974	1.010
2501-3000	40	0.900	0.975	8.3%	0.937	1.012
3001-4000	13	0.910	1.000	9.9%	0.925	1.074

Area 28 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.1

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

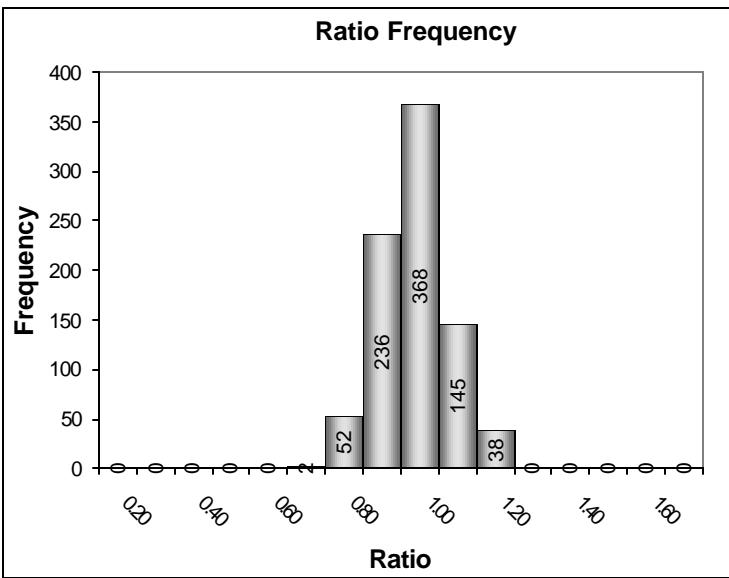
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	808	0.926	0.993	7.2%	0.986	0.999
Y	33	0.928	1.014	9.2%	0.972	1.055
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	832	0.926	0.994	7.4%	0.988	1.001
Y	9	0.952	0.990	3.9%	0.925	1.055
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
8	265	0.933	0.993	6.4%	0.981	1.005
10	335	0.929	0.997	7.3%	0.988	1.006
11	241	0.915	0.990	8.2%	0.977	1.003
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=10000	654	0.930	0.993	6.8%	0.986	1.000
10001-25000	153	0.940	0.996	5.9%	0.981	1.011
>25000	34	0.854	0.998	16.9%	0.957	1.039
Major 030400	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	833	0.926	0.994	7.4%	0.988	1.000
Y	8	1.033	0.998	-3.4%	0.946	1.051
Lot Size Greater Than 25,000 sq ft	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	807	0.932	0.994	6.6%	0.987	1.000
Y	34	0.854	0.998	16.9%	0.957	1.039
Year Built Greater than 2000	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	814	0.925	0.994	7.5%	0.988	1.001
Y	27	0.964	0.991	2.9%	0.955	1.027

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: SW /Team 1	Lien Date: 01/01/2004	Date of Report: 4/5/2005	Sales Dates: 1/2003 - 12/2004
Area 28/Auburn	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	841		
Mean Assessed Value	195,900		
Mean Sales Price	211,400		
Standard Deviation AV	56,427		
Standard Deviation SP	64,737		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.935		
Median Ratio	0.936		
Weighted Mean Ratio	0.927		
UNIFORMITY			
Lowest ratio	0.684		
Highest ratio:	1.186		
Coefficient of Dispersion	7.54%		
Standard Deviation	0.090		
Coefficient of Variation	9.61%		
Price Related Differential (PRD)	1.009		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.930		
Upper limit	0.941		
95% Confidence: Mean			
Lower limit	0.929		
Upper limit	0.941		
SAMPLE SIZE EVALUATION			
N (population size)	6374		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.090		
Recommended minimum:	13		
Actual sample size:	841		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	416		
# ratios above mean:	425		
Z:	0.310		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



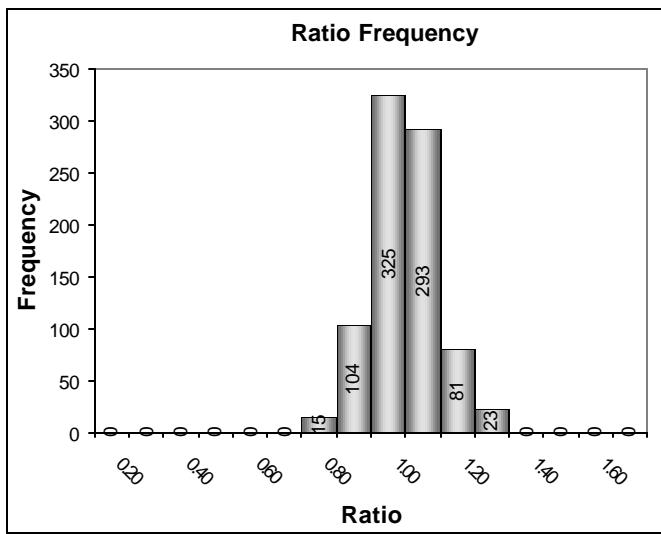
COMMENTS:

1 to 3 Unit Residences throughout area 28

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: SW /Team 1	Lien Date: 01/01/2005	Date of Report: 4/5/2005	Sales Dates: 1/2003 - 12/2004
Area 28/Auburn	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 841 Mean Assessed Value 209,500 Mean Sales Price 211,400 Standard Deviation AV 64,134 Standard Deviation SP 64,737			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.998 Median Ratio 0.996 Weighted Mean Ratio 0.991			
UNIFORMITY			
Lowest ratio 0.729 Highest ratio: 1.265 Coefficient of Dispersion 7.34% Standard Deviation 0.094 Coefficient of Variation 9.39% Price Related Differential (PRD) 1.007			
RELIABILITY			
95% Confidence: Median Lower limit 0.991 Upper limit 1.001 95% Confidence: Mean Lower limit 0.991 Upper limit 1.004			
SAMPLE SIZE EVALUATION			
N (population size) 6374 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.094 Recommended minimum: 14 Actual sample size: 841 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 426 # ratios above mean: 415 Z: 0.379 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 28

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	858140	0285	3/14/03	\$103,000	670	0	4	1913	3	4200	N	N	214 13TH ST SE
008	915010	0030	6/11/03	\$142,000	740	0	4	1914	3	10000	N	N	502 8TH ST SE
008	101800	0275	4/28/03	\$122,950	940	0	4	1932	3	4200	N	N	223 16TH ST SE
008	101800	0220	7/15/04	\$102,000	940	0	4	1920	2	4520	N	N	223 15TH ST SE
008	314160	0225	9/13/04	\$127,720	950	0	4	1920	4	6480	N	N	133 10TH ST SE
008	858140	0306	2/18/03	\$95,536	470	0	5	1946	4	3143	N	N	234 1/2 13TH ST SE
008	313760	0056	2/6/03	\$89,000	504	0	5	1946	4	4085	N	N	937 D ST SE
008	711650	0550	3/7/03	\$138,000	570	650	5	1913	5	2779	N	N	411 8TH ST SE
008	915010	0055	5/13/03	\$111,000	620	0	5	1915	4	4000	N	N	518 8TH ST SE
008	869520	0057	7/15/04	\$313,000	630	0	5	1926	4	56150	N	N	203 23RD ST SE
008	314160	0575	1/16/03	\$148,000	670	200	5	1913	4	4770	N	N	203 12TH ST SE
008	711650	0424	11/16/04	\$162,900	720	190	5	1955	3	6172	N	N	404 7TH ST SE
008	915010	0235	9/26/03	\$144,000	720	0	5	1921	4	4000	N	N	705 9TH ST SE
008	302105	9183	1/31/04	\$148,535	750	0	5	1956	4	7841	N	N	1111 29TH ST SE
008	869520	0059	1/8/04	\$190,000	760	300	5	1921	4	39525	N	N	301 23RD ST SE
008	711650	0965	7/12/04	\$147,500	830	0	5	1942	4	5477	N	N	621 6TH ST SE
008	101800	0130	6/3/04	\$144,900	840	0	5	1947	3	4200	N	N	124 15TH ST SE
008	711650	0125	12/12/03	\$145,000	850	0	5	1927	3	3171	N	N	407 6TH ST SE
008	858140	0360	7/25/03	\$154,500	860	0	5	1913	4	8400	N	N	225 14TH ST SE
008	101800	0015	6/30/03	\$139,500	880	0	5	1913	4	4633	N	N	1430 A ST SE
008	858140	0218	11/29/04	\$158,000	890	0	5	1913	3	4289	N	N	222 14TH ST SE
008	711650	0330	8/26/03	\$137,500	910	0	5	1920	4	4120	N	N	424 6TH ST SE
008	787740	0145	11/20/03	\$147,500	960	0	5	1949	5	11390	N	N	35715 87TH AV S
008	314160	0090	5/15/03	\$156,100	980	0	5	1913	3	6000	N	N	119 9TH ST SE
008	711650	0410	12/19/03	\$159,000	980	0	5	1918	4	4115	N	N	421 7TH ST SE
008	858140	0350	7/22/03	\$145,000	980	0	5	1914	5	8400	N	N	237 14TH ST SE
008	858140	0195	3/27/03	\$135,000	980	0	5	1913	3	8560	N	N	202 14TH ST SE
008	314160	0080	8/11/04	\$175,000	1030	0	5	1913	3	6200	N	N	111 9TH ST SE
008	711650	0795	8/12/03	\$147,000	1220	0	5	1949	4	6172	N	N	622 6TH ST SE
008	858140	0075	7/21/04	\$184,000	1290	0	5	1949	3	4784	N	N	113 13TH ST SE

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	314160	0395	4/21/03	\$168,000	1320	0	5	1916	4	6480	N	N	132 10TH ST SE
008	915010	0020	1/6/04	\$140,000	1380	0	5	1915	3	7282	N	N	414 8TH ST SE
008	314160	0365	4/29/04	\$185,000	1430	0	5	1993	3	3240	N	N	141 11TH ST SE
008	711600	0805	7/8/04	\$162,000	1530	0	5	1912	3	4958	N	N	506 L PL SE
008	787740	0345	6/21/04	\$200,000	1720	0	5	1948	4	11730	N	N	35825 87TH AV S
008	711600	0330	1/27/04	\$150,000	790	0	6	1947	3	8688	N	N	916 6TH ST SE
008	711650	0460	8/14/03	\$151,000	790	0	6	1921	4	8230	N	N	502 7TH ST SE
008	392090	0190	5/24/04	\$155,000	820	0	6	1944	3	7290	N	N	1501 H ST SE
008	711600	0195	9/15/04	\$169,950	830	0	6	1950	3	7828	N	N	900 7TH ST SE
008	714080	0410	8/19/04	\$184,000	860	860	6	1962	4	7070	N	N	1300 28TH ST SE
008	711650	0300	8/16/04	\$173,950	880	0	6	1947	4	5906	N	N	614 D ST SE
008	711600	0280	3/26/03	\$145,000	890	0	6	1957	4	5885	N	N	819 8TH ST SE
008	145000	0170	7/6/04	\$169,000	900	0	6	1959	3	7560	N	N	608 24TH ST SE
008	380200	0030	3/18/04	\$135,000	900	0	6	1962	3	10181	N	N	3512 O ST SE
008	133060	0010	4/20/04	\$177,350	910	0	6	1963	3	7500	N	N	1110 25TH ST SE
008	133060	0110	8/17/04	\$180,360	910	0	6	1965	4	6000	N	N	1110 26TH ST SE
008	714080	0210	1/6/04	\$166,950	910	0	6	1962	3	7958	N	N	1300 26TH ST SE
008	145000	0310	9/7/04	\$172,400	920	0	6	1959	4	7452	N	N	603 24TH ST SE
008	314160	0330	9/26/03	\$152,000	920	0	6	1922	4	6480	N	N	117 11TH ST SE
008	331360	0025	1/28/04	\$170,450	920	0	6	1960	3	8775	N	N	704 25TH ST SE
008	331360	0032	6/19/03	\$158,300	920	0	6	1960	3	8775	N	N	608 25TH ST SE
008	331360	0100	11/18/03	\$159,000	920	0	6	1969	4	8100	N	N	707 26TH ST SE
008	331360	0190	10/4/04	\$175,000	940	0	6	1962	4	9450	N	N	503 26TH ST SE
008	714080	0090	4/6/04	\$160,600	940	0	6	1961	3	7276	N	N	1311 28TH PL SE
008	746890	0045	6/23/04	\$167,500	940	0	6	1954	4	6300	N	N	1020 D ST SE
008	746890	0040	2/26/04	\$159,950	940	0	6	1953	4	6300	N	N	1010 D ST SE
008	314160	0250	1/24/03	\$149,000	970	0	6	1946	3	4860	N	N	139 10TH ST SE
008	711650	0595	6/10/04	\$147,000	970	0	6	1959	4	4120	N	N	702 7TH ST SE
008	392090	0140	9/9/03	\$165,000	980	0	6	1944	4	7290	N	N	1301 H ST SE
008	145010	0070	8/27/03	\$163,800	990	0	6	1960	4	7420	N	N	606 21ST ST SE
008	145010	0130	8/27/03	\$146,500	990	0	6	1960	4	7420	N	N	607 CEDAR DR

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	331380	0015	6/14/04	\$171,950	990	0	6	1959	4	8448	N	N	720 27TH ST SE
008	714060	0125	7/15/04	\$162,500	990	0	6	1959	3	22680	N	N	1112 20TH ST SE
008	331380	0080	11/30/04	\$175,950	1000	0	6	1959	3	8448	N	N	715 28TH ST SE
008	241320	0060	10/12/04	\$165,000	1010	0	6	1960	4	7276	N	N	2615 PIKE ST SE
008	331360	0230	11/25/03	\$140,000	1010	0	6	1977	3	8100	N	N	502 26TH ST SE
008	145010	0370	8/22/03	\$170,000	1040	0	6	1960	3	7685	N	N	705 22ND ST SE
008	915010	0135	11/21/04	\$182,950	1040	0	6	1919	3	4000	N	N	606 8TH ST SE
008	302105	9150	2/25/04	\$220,000	1050	510	6	1959	4	10125	N	N	1224 25TH ST SE
008	331360	0086	12/3/03	\$160,000	1050	0	6	1961	4	8910	N	N	703 26TH ST SE
008	331360	0076	5/30/03	\$170,000	1050	0	6	1961	4	8910	N	N	609 26TH ST SE
008	714080	0370	8/22/03	\$162,122	1060	0	6	1960	4	7070	N	N	1308 28TH ST SE
008	915010	0150	9/30/04	\$120,000	1070	0	6	1945	3	3500	N	N	618 8TH ST SE
008	915010	0050	3/1/04	\$145,500	1100	0	6	1966	2	4000	N	N	512 8TH ST SE
008	145000	0110	4/17/03	\$183,000	1120	0	6	1959	4	8030	N	N	2308 H ST SE
008	241320	0005	4/1/04	\$187,500	1120	0	6	1947	3	7434	N	N	2613 R ST SE
008	711650	0875	7/30/04	\$170,500	1120	0	6	1923	4	8240	N	N	627 7TH ST SE
008	711600	0510	11/19/03	\$163,000	1150	0	6	1949	4	6180	N	N	811 6TH ST SE
008	145000	0330	4/28/04	\$163,000	1160	0	6	1959	3	7452	N	N	607 24TH ST SE
008	714080	0030	10/1/03	\$165,000	1170	0	6	1961	4	7276	N	N	1310 28TH PL SE
008	858140	0335	3/5/04	\$175,500	1200	0	6	1915	5	8400	N	N	249 14TH ST SE
008	950090	0475	9/22/04	\$220,000	1200	0	6	1957	4	9720	N	N	1228 21ST ST SE
008	711650	0425	9/16/04	\$182,950	1210	0	6	1946	4	5665	N	N	708 D ST SE
008	711650	0565	2/16/04	\$169,000	1240	0	6	1945	4	4120	N	N	608 7TH ST SE
008	145010	0110	12/9/03	\$179,900	1250	0	6	1960	4	7420	N	N	603 CEDAR DR
008	787740	0155	7/12/04	\$169,950	1250	0	6	1962	3	11390	N	N	35631 87TH AV S
008	331380	0085	3/28/04	\$170,500	1260	0	6	1959	4	8448	N	N	725 28TH ST SE
008	858140	0270	10/31/03	\$158,000	1260	0	6	1914	4	8400	N	N	202 13TH ST SE
008	331360	0400	11/18/03	\$185,000	1270	0	6	1977	4	8100	N	N	729 27TH ST SE
008	711650	0385	9/25/03	\$161,900	1270	0	6	1944	4	4120	N	N	517 7TH ST SE
008	711650	0855	8/15/03	\$161,000	1270	0	6	1944	4	4120	N	N	721 7TH ST SE
008	192105	9168	3/3/04	\$165,236	1290	0	6	1950	4	8559	N	N	1035 25TH ST SE

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	746890	0100	9/25/03	\$225,000	1300	0	6	1955	4	8409	N	N	903 E ST SE
008	145010	0010	12/3/04	\$198,500	1300	0	6	1960	4	8354	N	N	710 21ST ST SE
008	380200	0190	6/29/04	\$188,000	1300	0	6	1954	4	11642	N	N	3313 O ST SE
008	192105	9119	5/26/04	\$232,000	1330	0	6	1947	3	23728	N	N	721 19TH ST SE
008	392090	0125	6/28/04	\$190,000	1330	0	6	1944	4	7289	N	N	1209 H ST SE
008	101800	0190	7/29/03	\$173,000	1340	200	6	1952	4	5940	N	N	113 17TH ST SE
008	711650	0325	3/24/04	\$162,000	1370	0	6	1930	4	4120	N	N	428 6TH ST SE
008	950090	0286	5/28/04	\$189,500	1390	0	6	1963	4	8505	N	N	1201 23RD ST SE
008	711600	0705	11/20/03	\$144,400	1420	0	6	1952	4	9627	N	N	604 K ST SE
008	145000	0020	7/2/03	\$185,000	1420	0	6	1959	4	7551	N	N	603 23RD ST SE
008	950090	0120	8/2/04	\$184,950	1430	0	6	1959	3	11496	N	N	1210 24TH ST SE
008	133060	0080	5/5/04	\$185,000	1520	0	6	1965	4	6239	N	N	1101 26TH ST SE
008	711600	0645	4/29/03	\$155,000	1540	0	6	1977	3	7566	N	N	1015 6TH ST SE
008	746890	0145	5/3/04	\$185,400	1540	0	6	1955	4	6500	N	N	504 10TH ST SE
008	145010	0260	7/16/03	\$168,000	1590	0	6	1960	3	7436	N	N	702 22ND ST SE
008	714060	0295	10/20/03	\$173,606	1610	0	6	1959	4	9398	N	N	1035 20TH ST SE
008	858140	0391	5/25/04	\$162,500	1670	0	6	1919	4	4200	N	N	201 14TH ST SE
008	711600	0660	12/27/04	\$203,500	1680	0	6	1968	3	7663	N	N	507 L ST SE
008	711650	0925	10/25/04	\$215,000	1700	0	6	1978	3	6025	N	N	602 5TH ST SE
008	746890	0135	5/13/04	\$206,000	1720	0	6	1955	4	6720	N	N	1005 F ST SE
008	714080	0280	3/18/04	\$226,000	1830	0	6	1961	3	7811	N	N	1213 28TH ST SE
008	711600	0075	1/26/04	\$182,000	2020	0	6	1929	4	6180	N	N	626 5TH ST SE
008	858140	0180	8/5/03	\$270,000	2350	0	6	1962	3	7865	N	N	104 13TH ST SE
008	711650	0945	5/3/04	\$196,000	900	420	7	2004	3	5956	N	N	622 5TH ST SE
008	734531	0100	10/27/04	\$229,900	910	740	7	1993	3	6900	N	N	3109 O ST SE
008	746890	0160	8/6/03	\$157,500	940	0	7	1954	3	7920	N	N	920 E ST SE
008	734520	0040	6/12/03	\$183,000	970	510	7	1968	4	8550	N	N	1702 36TH ST SE
008	788900	0085	5/10/04	\$170,995	990	0	7	1958	4	8000	N	N	2604 U ST SE
008	788900	0095	9/1/04	\$167,000	990	0	7	1958	4	10536	N	N	1809 26TH ST SE
008	331360	0035	1/6/03	\$164,500	1000	0	7	1960	4	8775	N	N	606 25TH ST SE
008	025510	0450	2/24/03	\$149,000	1010	0	7	1967	4	8800	N	N	3213 PIKE ST SE

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	734500	0370	1/3/03	\$150,000	1010	0	7	1967	4	7634	N	N	1830 35TH WY SE
008	734520	0400	4/28/04	\$171,000	1010	0	7	1968	4	8800	N	N	1617 37TH PL SE
008	192105	9238	9/2/04	\$173,000	1020	0	7	1960	4	7840	N	N	805 9TH ST SE
008	192105	9238	2/26/03	\$147,000	1020	0	7	1960	4	7840	N	N	805 9TH ST SE
008	734520	0520	5/27/03	\$174,500	1020	0	7	1968	4	6860	N	N	1813 36TH ST SE
008	734520	0420	4/18/03	\$162,300	1020	0	7	1968	3	8925	N	N	1613 37TH WY SE
008	788910	0070	6/16/03	\$175,000	1030	0	7	1968	4	9226	N	N	2815 R PL SE
008	192105	9202	8/13/04	\$178,000	1040	0	7	1957	4	9147	N	N	1401 22ND ST SE
008	331360	0295	3/18/03	\$149,950	1050	0	7	1965	4	8100	N	N	505 27TH ST SE
008	950090	0290	9/22/03	\$150,800	1070	0	7	1953	3	11340	N	N	1205 23RD ST SE
008	734531	0010	5/24/04	\$186,900	1090	320	7	1978	3	6924	N	N	3102 M ST SE
008	869560	0120	1/24/03	\$167,500	1090	0	7	1953	4	10800	N	N	1525 J ST SE
008	145030	0150	9/19/03	\$161,950	1100	0	7	1963	3	8938	N	N	807 26TH PL SE
008	192105	9228	8/27/03	\$174,000	1120	0	7	1973	3	17859	N	N	901 25TH ST SE
008	711650	0480	9/20/04	\$195,000	1120	200	7	1923	4	9258	N	N	518 7TH ST SE
008	950090	0130	11/17/03	\$161,950	1120	0	7	1958	3	10587	N	N	1215 24TH ST SE
008	025510	0060	6/21/04	\$199,950	1130	0	7	1966	4	7000	N	N	1511 34TH ST SE
008	447200	0040	8/20/04	\$233,000	1150	530	7	1997	3	6003	N	N	907 23RD PL SE
008	711650	0665	10/24/03	\$139,950	1180	0	7	1921	3	6768	N	N	625 8TH ST SE
008	208700	0040	8/2/04	\$220,000	1180	240	7	1996	3	6059	N	N	2805 I ST SE
008	331360	0266	7/7/03	\$163,557	1180	0	7	1966	3	8775	N	N	407 27TH ST SE
008	331360	0275	5/16/03	\$160,000	1180	0	7	1966	4	8775	N	N	501 27TH ST SE
008	711600	0275	3/12/04	\$150,000	1180	0	7	1958	4	5142	N	N	901 8TH ST SE
008	734520	0240	12/23/04	\$227,500	1190	440	7	1969	4	7480	N	N	1913 37TH ST SE
008	027900	0070	4/21/04	\$187,000	1200	0	7	1967	4	10178	N	N	1009 28TH ST SE
008	027900	0030	1/9/04	\$170,000	1200	0	7	1967	4	10196	N	N	1109 28TH ST SE
008	638200	0090	12/12/03	\$167,000	1200	0	7	1959	4	13090	N	N	1316 G ST SE
008	950090	0135	9/23/04	\$190,000	1210	0	7	1958	3	10588	N	N	1225 24TH ST SE
008	950090	0215	9/29/04	\$187,000	1210	0	7	1957	3	10530	N	N	1520 23RD ST SE
008	025510	0360	7/21/04	\$224,000	1230	280	7	1966	4	8250	N	N	3414 R ST SE
008	025510	0230	4/12/04	\$198,000	1260	0	7	1967	4	8000	N	N	3645 PIKE ST SE

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	746890	0245	3/20/03	\$155,000	1260	0	7	1954	4	7350	N	N	404 11TH ST SE
008	734960	0150	10/14/04	\$239,000	1280	340	7	1998	3	6000	N	N	2833 U ST SE
008	734962	0130	6/26/03	\$222,600	1280	340	7	1997	3	6000	N	N	2211 27TH ST SE
008	734962	0240	7/8/04	\$216,200	1280	340	7	1998	3	6000	N	N	2210 27TH ST SE
008	734965	0380	4/5/03	\$222,500	1280	340	7	1998	3	15386	N	N	2134 FOREST RIDGE DR SE
008	192105	9212	7/19/04	\$250,000	1300	700	7	1958	4	10659	N	N	1525 25TH ST SE
008	746890	0155	12/2/04	\$160,700	1300	0	7	1954	3	6360	N	N	910 E ST SE
008	734500	0540	5/24/04	\$183,750	1320	0	7	1967	4	7490	N	N	1811 33RD ST SE
008	711600	0385	9/25/03	\$181,000	1330	0	7	1955	4	5974	N	N	821 7TH ST SE
008	788900	0185	9/28/04	\$175,000	1330	0	7	1958	3	7905	N	N	2710 R ST SE
008	101800	0276	1/2/03	\$171,950	1340	0	7	2002	3	4200	N	N	219 16TH ST SE
008	192105	9340	4/26/04	\$187,500	1340	0	7	2004	3	7777	N	N	1950 H ST SE
008	500170	0070	8/6/04	\$213,000	1340	0	7	1957	4	7497	N	N	1711 F CT SE
008	714080	0160	2/5/03	\$144,900	1350	0	7	1967	3	7276	N	N	2710 N ST SE
008	734500	0010	5/21/03	\$179,500	1350	0	7	1967	4	8000	N	N	1614 33RD ST SE
008	192105	9227	4/11/03	\$174,500	1360	0	7	1958	4	9147	N	N	1307 22ND ST SE
008	734961	0110	11/20/03	\$218,000	1380	0	7	1997	3	8777	N	N	2709 V CT SE
008	734965	0150	7/22/03	\$218,500	1380	0	7	1998	3	6205	N	N	2819 Z ST SE
008	302105	9148	6/6/03	\$180,500	1390	0	7	1958	4	14850	N	N	1402 25TH ST SE
008	910760	0090	10/29/03	\$175,500	1390	0	7	1963	4	8250	N	N	1900 M ST SE
008	910760	0070	2/9/04	\$177,200	1390	0	7	1963	4	11770	N	N	1835 M ST SE
008	788900	0220	9/15/03	\$164,500	1410	0	7	1958	4	9392	N	N	1805 27TH ST SE
008	792460	0270	3/24/04	\$170,000	1420	0	7	1963	3	7199	N	N	1350 32ND ST SE
008	500170	0025	9/23/04	\$209,000	1450	0	7	1959	4	7812	N	N	1712 G ST SE
008	734965	0020	5/8/03	\$231,950	1450	770	7	1999	3	6017	N	N	2708 Z ST SE
008	302105	9151	4/30/04	\$180,000	1460	0	7	1958	4	10481	N	N	1240 25TH ST SE
008	422340	0030	2/21/04	\$194,000	1460	0	7	1965	4	9730	N	N	1925 H ST SE
008	788900	0010	7/17/03	\$185,500	1460	0	7	1958	3	10000	N	N	1606 28TH ST SE
008	192105	9341	5/11/04	\$220,000	1470	0	7	2004	3	7568	N	N	1948 H ST SE
008	192105	9022	6/30/04	\$229,950	1470	0	7	2004	3	11220	N	N	1952 H ST SE
008	734500	0220	5/25/04	\$182,000	1470	0	7	1968	4	7475	N	N	1621 35TH WY SE

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	950090	0240	9/13/04	\$217,600	1470	0	7	1957	3	11205	N	N	1410 23RD ST SE
008	192105	9269	3/23/04	\$219,275	1480	0	7	1966	4	10890	N	N	924 21ST ST SE
008	025510	0150	12/11/03	\$190,000	1490	0	7	1966	3	9135	N	N	1514 35TH ST SE
008	889320	0050	10/21/03	\$205,000	1500	0	7	1996	3	7247	N	N	1202 20TH CT SE
008	302105	9370	4/19/04	\$220,000	1510	0	7	1992	3	10399	N	N	1218 37TH AV SE
008	734531	0080	12/24/03	\$180,000	1540	0	7	1975	3	9645	N	N	1316 31ST AV SE
008	500300	0125	9/1/04	\$231,105	1550	0	7	1953	4	7790	N	N	1411 F ST SE
008	638200	0015	4/23/03	\$185,000	1550	0	7	1960	4	11550	N	N	1307 G ST SE
008	734500	0080	6/23/03	\$178,000	1550	0	7	1969	4	7500	N	N	1706 33RD ST SE
008	734500	0460	10/23/03	\$165,000	1550	0	7	1967	4	6000	N	N	3234 V ST SE
008	734500	0210	5/13/03	\$174,950	1550	0	7	1967	4	8775	N	N	1627 35TH ST SE
008	734520	0460	6/28/04	\$211,500	1550	0	7	1968	3	6200	N	N	1701 36TH ST SE
008	144610	0080	5/26/04	\$194,000	1570	0	7	1978	3	7916	N	N	2822 K ST SE
008	734531	0030	9/9/04	\$183,670	1580	0	7	1975	3	9713	N	N	1212 31ST AV SE
008	192105	9361	6/11/03	\$199,500	1600	0	7	2003	3	6080	N	N	1039 25TH ST SE
008	734960	0130	9/4/03	\$212,000	1600	0	7	1996	3	6205	N	N	2834 U ST SE
008	734961	0100	12/31/03	\$216,000	1600	0	7	1997	3	8771	N	N	2715 V CT SE
008	734962	0160	5/13/03	\$212,000	1600	0	7	1997	3	6366	N	N	2321 27TH PL SE
008	734965	0140	8/26/03	\$239,950	1600	1310	7	1998	3	7693	N	N	2813 Z ST SE
008	734966	0050	5/21/04	\$229,000	1600	0	7	1999	3	7711	N	N	2820 V CT SE
008	138860	0140	2/24/04	\$211,950	1610	0	7	1989	3	7833	N	N	818 23RD ST SE
008	208700	0050	4/8/04	\$214,000	1610	0	7	1990	3	8758	N	N	2811 I ST SE
008	192105	9362	6/18/03	\$199,500	1620	0	7	2003	3	6230	N	N	1043 25TH ST SE
008	025510	0160	5/13/03	\$177,000	1630	0	7	1966	3	8978	N	N	1515 36TH ST SE
008	192105	9363	9/12/03	\$206,000	1640	0	7	2003	3	6032	N	N	1047 25TH ST SE
008	950090	0320	5/26/04	\$234,600	1650	0	7	1957	4	11205	N	N	1335 23RD ST SE
008	734520	0210	8/24/04	\$183,500	1660	0	7	1969	3	7000	N	N	3501 V ST SE
008	025510	0030	1/30/03	\$183,000	1670	0	7	1966	3	7689	N	N	1510 33RD ST SE
008	734962	0070	5/20/03	\$214,000	1670	0	7	1997	3	7372	N	N	2601 W CT SE
008	447200	0150	9/4/03	\$210,000	1700	0	7	1996	3	6133	N	N	929 23RD PL SE
008	192105	9230	8/16/04	\$207,500	1710	0	7	1960	3	11046	N	N	2404 K ST SE

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	734966	0110	9/15/04	\$270,000	1710	350	7	1999	3	9025	N	N	2831 V CT SE
008	192105	9320	11/10/03	\$220,000	1720	0	7	2002	3	12675	N	N	2013 "H" ST SE
008	734965	0410	7/25/03	\$230,000	1720	0	7	1998	3	7927	N	N	2202 FOREST RIDGE DR SE
008	788910	0020	4/27/04	\$219,950	1720	0	7	1968	4	8550	N	N	2805 R PL SE
008	983540	0050	4/21/03	\$206,000	1720	0	7	1991	3	8426	N	N	3401 OLYMPIC ST SE
008	950090	0335	10/21/03	\$185,000	1760	0	7	1957	4	10530	N	N	1425 23RD ST SE
008	447200	0010	3/30/04	\$237,500	1800	0	7	1995	3	6255	N	N	901 23RD PL SE
008	734961	0210	8/25/04	\$272,500	1800	640	7	1997	3	6000	N	N	2708 V ST SE
008	869520	0069	11/14/04	\$231,000	1800	0	7	1959	4	9375	N	N	2215 D ST SE
008	779401	0050	3/27/04	\$201,500	1840	0	7	1992	3	6300	N	N	3601 OLYMPIC ST SE
008	734520	0570	3/16/04	\$225,000	1880	0	7	1968	3	8600	N	N	1921 36TH ST SE
008	779401	0020	6/17/03	\$216,500	1890	0	7	1992	3	9925	N	N	3511 OLYMPIC ST SE
008	138860	0130	6/11/04	\$238,500	1900	0	7	1989	3	7366	N	N	814 23RD ST SE
008	302105	9142	9/16/04	\$195,000	1910	0	7	1959	4	12150	N	N	1300 25TH ST SE
008	302105	9175	8/17/04	\$209,500	1920	0	7	1962	4	11595	N	N	1301 26TH ST SE
008	714060	0015	7/12/04	\$225,950	1920	0	7	1956	4	10364	N	N	1001 18TH ST SE
008	792460	0140	4/3/03	\$203,950	1930	0	7	1967	4	9157	N	N	1515 32ND ST SE
008	542240	0190	7/29/03	\$210,000	1950	0	7	1980	3	6440	N	N	1905 C ST SE
008	138860	0070	5/13/03	\$231,000	1990	0	7	1990	3	10183	N	N	809 23RD ST SE
008	144610	0100	7/12/04	\$225,000	1990	0	7	1978	3	7540	N	N	2817 L PL SE
008	983540	0030	9/19/03	\$210,000	2000	0	7	1991	3	8426	N	N	3309 OLYMPIC ST SE
008	025510	0040	9/30/04	\$232,000	2040	0	7	1966	3	8673	N	N	1514 33RD ST SE
008	138860	0080	5/23/03	\$228,000	2100	0	7	1990	3	11519	N	N	805 23RD ST SE
008	734965	0080	6/15/04	\$261,000	2100	0	7	1999	3	7349	N	N	2820 Z ST SE
008	734965	0360	9/15/03	\$265,000	2100	0	7	1999	3	9780	N	N	2130 FOREST RIDGE DR SE
008	734966	0060	6/23/04	\$253,000	2100	0	7	1999	3	8846	N	N	2824 V CT SE
008	734966	0090	10/10/03	\$258,000	2100	0	7	1999	3	16644	N	N	2836 V CT SE
008	734961	0160	8/1/04	\$254,000	2110	0	7	1997	3	6965	N	N	2601 V CT SE
008	734962	0230	5/19/04	\$254,950	2110	0	7	1998	3	6000	N	N	2214 27TH ST SE
008	734964	0030	9/26/03	\$232,450	2120	0	7	1998	3	5173	N	N	2209 28TH CT SE
008	711600	0235	3/16/04	\$187,000	2180	0	7	1959	3	9671	N	N	721 K ST SE

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Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	542240	0450	10/12/04	\$250,000	2220	0	7	1984	3	8150	N	N	306 17TH ST SE
008	539820	0100	4/15/03	\$240,000	2230	0	7	2000	3	8007	N	N	1318 D PL SE
008	533631	0030	10/4/04	\$234,900	2390	0	7	1987	3	7157	N	N	221 21ST PL SE
008	533631	0030	2/2/04	\$200,000	2390	0	7	1987	3	7157	N	N	221 21ST PL SE
008	533631	0040	2/24/03	\$224,500	2390	0	7	1987	3	9587	N	N	219 21ST PL SE
008	027900	0110	8/12/04	\$295,000	2400	0	7	1966	4	12300	N	N	1018 28TH ST SE
008	734964	0070	10/28/04	\$289,950	2410	0	7	1998	3	10536	N	N	2309 28TH CT SE
008	734964	0120	4/1/04	\$254,950	2530	0	7	1998	3	6318	N	N	2220 28TH CT SE
008	314160	0625	4/28/03	\$259,000	2680	0	7	1991	3	8401	N	N	1020 B ST SE
008	858140	0190	8/2/04	\$257,500	2680	0	7	1996	3	7240	N	N	1421 B ST SE
008	302105	9362	3/14/03	\$255,000	2780	0	7	1995	3	10831	N	N	2813 J CT SE
008	711650	0920	10/4/04	\$285,000	2860	0	7	1978	4	5682	N	N	606 5TH ST SE
008	734964	0010	6/16/03	\$274,950	2880	0	7	1999	3	7741	N	N	2203 28TH CT SE
008	192105	9309	8/11/03	\$189,950	1380	0	8	1951	4	16530	N	N	555 12TH ST SE
008	447200	0200	11/22/04	\$267,500	1510	670	8	1999	3	8023	N	N	2215 K ST SE
008	447200	0030	11/18/04	\$255,000	1820	0	8	1995	3	6000	N	N	905 23RD PL SE
008	869560	0025	2/4/04	\$219,000	1860	0	8	1959	4	10815	N	N	1410 J ST SE
008	779400	0120	5/24/04	\$260,000	2110	0	8	1991	3	8414	N	N	3410 OLYMPIC ST SE
010	259900	0680	6/25/04	\$185,000	1140	0	6	1962	3	8250	N	N	2010 DOGWOOD DR SE
010	022005	9020	9/25/03	\$207,000	1390	0	6	1952	5	33281	N	N	38501 AUBURN-ENUMCLAW RD SE
010	132005	9004	12/1/03	\$575,000	1390	0	6	1930	3	2E+06	N	N	42011 180TH AV SE
010	262105	9011	6/25/04	\$313,000	910	800	7	1995	3	80210	Y	N	36328 148TH AV SE
010	281500	0020	6/4/03	\$158,000	960	500	7	1947	4	8214	N	N	3202 AUBURN WY S
010	259900	1050	4/8/04	\$173,000	990	0	7	1962	4	8165	N	N	1925 FIR ST SE
010	259900	1750	7/9/03	\$170,000	990	0	7	1962	4	8550	N	N	3035 17TH ST SE
010	259900	1520	9/22/04	\$212,500	1000	600	7	1962	4	8470	N	N	3050 17TH ST SE
010	366800	1110	4/25/03	\$194,950	1000	700	7	1981	3	8250	N	N	6301 35TH WY SE
010	780621	0370	7/1/04	\$230,000	1000	910	7	1977	3	10500	N	N	2716 17TH ST SE
010	780621	0260	7/22/03	\$180,000	1000	910	7	1977	3	8855	N	N	2452 17TH DR SE
010	259900	1180	6/10/03	\$190,000	1010	1010	7	1962	3	8000	N	N	3025 21ST ST SE
010	259900	0320	5/25/04	\$189,000	1010	0	7	1962	4	8625	N	N	2115 HEMLOCK ST SE

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	259920	0530	9/5/03	\$175,000	1010	0	7	1963	4	8800	N	N	1615 HEMLOCK DR
010	259900	0830	12/1/03	\$178,500	1030	950	7	1962	3	7875	N	N	3035 22ND ST SE
010	259920	0470	7/14/04	\$253,500	1030	800	7	1962	4	10800	N	N	1905 19TH PL SE
010	259920	0470	10/28/03	\$235,000	1030	800	7	1962	4	10800	N	N	1905 19TH PL SE
010	259920	0620	12/30/03	\$214,000	1030	800	7	1963	3	8925	N	N	1929 19TH PL SE
010	259920	0840	12/2/04	\$204,700	1030	760	7	1964	3	10450	N	N	3450 SCENIC DR
010	259920	0580	8/6/04	\$199,950	1030	880	7	1963	3	8925	N	N	1620 HEMLOCK DR
010	259920	0300	4/1/03	\$197,000	1030	720	7	1963	4	9256	N	N	3310 SCENIC DR
010	030400	0160	8/19/03	\$172,000	1040	0	7	1962	4	9900	N	N	2440 24TH ST SE
010	259900	1600	12/7/04	\$191,100	1040	0	7	1962	4	7920	N	N	2925 18TH ST SE
010	259900	0670	11/4/04	\$180,000	1040	0	7	1962	3	8250	N	N	2020 DOGWOOD DR SE
010	131350	0040	7/1/03	\$197,896	1050	320	7	1977	4	7990	N	N	5710 37TH ST SE
010	259900	0380	6/17/03	\$165,000	1070	0	7	1961	4	7700	N	N	2125 DOGWOOD DR SE
010	259900	0910	5/12/03	\$175,310	1070	0	7	1961	4	8050	N	N	2040 ELM ST SE
010	259900	0920	4/24/03	\$173,000	1070	0	7	1961	4	8165	N	N	2030 ELM ST SE
010	131350	0120	7/24/03	\$192,000	1080	530	7	1976	3	6375	N	N	3514 LEMONTREE LN SE
010	259920	0570	5/20/03	\$209,950	1080	840	7	1963	4	8925	N	N	1630 HEMLOCK DR
010	259920	0510	6/21/03	\$178,000	1080	880	7	1962	4	8800	N	N	1705 HEMLOCK DR
010	259900	0640	8/17/04	\$188,000	1090	0	7	1961	3	8250	N	N	2130 DOGWOOD DR SE
010	259900	1530	8/30/04	\$189,950	1090	0	7	1962	4	8470	N	N	3055 18TH ST SE
010	259900	0740	3/29/04	\$172,500	1090	0	7	1961	4	8250	N	N	1925 ELM ST SE
010	259900	1080	1/22/03	\$165,000	1090	0	7	1961	4	8165	N	N	2005 FIR ST SE
010	259900	1650	2/12/03	\$165,000	1090	0	7	1962	4	10789	N	N	1830 GINKGO ST SE
010	259900	0360	5/22/04	\$185,900	1090	0	7	1962	4	12075	N	N	2215 HEMLOCK ST SE
010	259760	0170	9/22/03	\$121,400	1100	0	7	1980	3	1722	N	N	2843 FOREST RIDGE DR SE
010	259900	1730	7/28/03	\$176,000	1100	0	7	1962	4	9100	N	N	3055 17TH ST SE
010	366800	0260	9/3/04	\$212,000	1100	540	7	1986	3	7425	N	N	5928 35TH WY SE
010	366800	0530	6/6/03	\$182,200	1110	0	7	1986	3	7200	N	N	6102 36TH ST SE
010	259900	0070	3/5/03	\$172,500	1130	0	7	1961	3	12950	N	N	2910 22ND ST SE
010	259900	1490	8/21/03	\$190,000	1140	360	7	1962	4	7920	N	N	3020 17TH ST SE
010	259900	1330	5/14/04	\$210,500	1140	670	7	1961	3	9400	N	N	1915 GINKGO ST SE

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Area 28
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	259900	1260	5/10/04	\$180,000	1140	0	7	1962	4	10600	N	N	1900 FIR ST SE
010	259920	0340	2/14/03	\$205,000	1140	880	7	1963	4	9765	N	N	1941 19TH PL SE
010	774950	0680	2/12/03	\$178,000	1150	0	7	1968	4	9350	N	N	3023 16TH ST SE
010	780621	0120	9/4/03	\$170,000	1170	360	7	1977	4	8025	N	N	2425 17TH ST SE
010	142410	0130	8/21/03	\$224,900	1170	590	7	1973	4	8395	N	N	3215 20TH ST SE
010	774950	0510	8/4/03	\$174,000	1170	0	7	1968	4	8250	N	N	1413 GINKGO ST SE
010	780621	0380	6/29/04	\$210,000	1170	890	7	1977	3	6400	N	N	2402 17TH ST SE
010	780621	0180	5/14/03	\$197,500	1170	930	7	1977	3	10788	N	N	2410 17TH DR SE
010	774950	1060	1/16/04	\$185,000	1180	0	7	1975	3	10140	N	N	1601 FIR ST SE
010	774950	0980	11/19/03	\$177,500	1180	0	7	1975	4	9604	N	N	2826 SKYWAY PL
010	184320	0070	5/6/04	\$129,000	1200	0	7	1978	3	1898	N	N	2917 27TH ST SE
010	252105	9074	8/12/04	\$255,000	1200	0	7	1991	3	240886	Y	N	16516 SE 368TH ST
010	366800	0660	9/23/03	\$183,500	1200	0	7	1987	3	7480	N	N	6302 37TH ST SE
010	366800	0290	12/10/04	\$224,480	1210	0	7	1986	3	8480	N	N	6014 35TH WY SE
010	156510	0070	7/30/03	\$219,000	1240	490	7	1980	3	9200	N	N	3402 20TH ST SE
010	259920	0490	7/2/03	\$175,000	1250	0	7	1962	4	10400	N	N	1725 HEMLOCK DR
010	259900	1720	10/17/03	\$189,950	1260	0	7	1962	4	16742	N	N	3065 17TH ST SE
010	259900	0160	7/24/03	\$179,900	1270	0	7	1961	4	8050	N	N	2130 GINKGO ST SE
010	366800	0230	12/9/03	\$180,000	1280	0	7	1986	3	5880	N	N	3520 LILAC ST SE
010	030400	0360	9/24/03	\$181,000	1290	0	7	1961	4	23500	N	N	2445 24TH ST SE
010	259920	0690	9/23/04	\$207,000	1290	0	7	1962	4	12348	N	N	1922 19TH PL SE
010	030400	0080	8/12/03	\$185,000	1300	0	7	1961	4	11600	N	N	2630 24TH ST SE
010	030400	0370	9/10/03	\$172,000	1300	0	7	1962	4	20640	N	N	2455 24TH ST SE
010	272105	9054	4/12/04	\$219,999	1300	1100	7	1981	3	14810	N	N	5703 AUBURN WY S
010	131350	0090	1/13/04	\$170,000	1310	0	7	1974	3	6960	N	N	5705 37TH ST SE
010	366800	0050	1/28/03	\$190,000	1310	0	7	1986	3	8034	N	N	3525 LILAC ST SE
010	366800	0040	12/16/03	\$189,000	1320	0	7	1986	3	7680	N	N	3515 LILAC ST SE
010	030400	0050	1/28/03	\$171,500	1330	0	7	1961	4	8800	N	N	2720 24TH ST SE
010	030400	0170	3/26/03	\$170,000	1330	0	7	1962	4	12000	N	N	2420 24TH ST SE
010	259900	0840	1/22/03	\$169,400	1340	0	7	1961	3	7350	N	N	3025 22ND ST SE
010	281500	0060	11/24/03	\$223,000	1340	360	7	1984	3	11651	N	N	2202 HEMLOCK ST SE

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Area 28
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	780621	0410	7/22/03	\$187,500	1340	0	7	1977	4	8925	N	N	2437 17TH DR SE
010	156510	0060	11/13/03	\$234,950	1350	680	7	1981	3	9200	N	N	3318 20TH ST SE
010	184320	0220	4/16/04	\$139,900	1360	0	7	1978	3	1898	N	N	2709 FIR ST SE
010	184320	0130	8/2/04	\$135,000	1360	0	7	1978	3	1775	N	N	2610 FIR ST SE
010	184320	0030	5/2/03	\$130,000	1360	0	7	1978	3	1898	N	N	2505 27TH PL SE
010	184320	0150	4/1/03	\$129,000	1360	0	7	1978	3	1898	N	N	2704 FIR ST
010	184320	0220	6/16/03	\$128,888	1360	0	7	1978	3	1898	N	N	2709 FIR ST SE
010	366800	0390	8/27/03	\$202,797	1380	340	7	1986	3	5832	N	N	3513 ORCHARD PL SE
010	259900	0760	5/15/03	\$177,250	1390	0	7	1961	3	8250	N	N	2005 ELM ST SE
010	259900	1110	12/22/04	\$153,500	1390	0	7	1961	3	8400	N	N	2035 FIR ST SE
010	184320	0310	3/22/04	\$193,000	1400	0	7	1978	3	1934	N	N	3006 28TH ST SE
010	184320	0200	2/26/03	\$132,000	1400	0	7	1978	3	1898	N	N	2705 FIR ST SE
010	184320	0010	2/21/03	\$129,900	1400	0	7	1978	3	1934	N	N	2901 27TH PL SE
010	259760	0240	4/26/04	\$143,500	1400	0	7	1968	3	1722	N	N	2863 FOREST RIDGE DR SE
010	259760	0210	4/29/03	\$135,000	1400	0	7	1977	3	1722	N	N	2857 FOREST RIDGE DR SE
010	272105	9113	3/29/04	\$188,000	1410	0	7	1959	4	10018	N	N	3617 ACADEMY DR SE
010	780621	0170	5/14/03	\$180,000	1410	0	7	1977	4	8400	N	N	2404 17TH DR SE
010	366800	0440	9/20/04	\$245,000	1420	980	7	1986	3	10050	N	N	3523 ORCHARD PL SE
010	774950	0870	8/25/04	\$196,000	1420	0	7	1968	3	9460	N	N	3022 16TH ST SE
010	259900	1690	2/7/03	\$165,000	1430	0	7	1962	3	10440	N	N	1730 GINKGO ST SE
010	366800	0670	11/9/04	\$242,000	1430	0	7	1988	3	7905	N	N	6310 37TH ST SE
010	352105	9068	9/27/04	\$290,000	1440	1300	7	1966	4	79714	Y	N	37326 AUBURN-ENUMCLAW RD SE
010	259920	0350	5/12/03	\$170,000	1450	0	7	1963	4	10350	N	N	3255 16TH ST SE
010	366800	0400	10/22/03	\$218,000	1460	710	7	1986	3	7140	N	N	3515 ORCHARD PL SE
010	774950	0880	8/11/03	\$181,500	1460	0	7	1968	4	9350	N	N	3014 16TH ST SE
010	774950	1000	11/24/04	\$196,500	1470	0	7	1975	4	8840	N	N	2902 15TH ST SE
010	142410	0160	11/12/04	\$229,500	1490	340	7	1977	3	7592	N	N	3201 20TH ST SE
010	142410	0160	8/25/03	\$216,000	1490	340	7	1977	3	7592	N	N	3201 20TH ST SE
010	259920	0590	6/20/03	\$190,000	1490	0	7	1962	4	9095	N	N	1600 HEMLOCK DR
010	366800	0220	12/21/04	\$210,000	1490	0	7	1986	3	6734	N	N	5901 37TH CT SE
010	774950	1270	11/14/03	\$189,950	1490	0	7	1974	3	9460	N	N	1512 DOGWOOD ST SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	262105	9051	2/2/04	\$265,000	1500	600	7	1959	3	29108	Y	N	16104 SE 368TH ST
010	272105	9155	6/21/04	\$265,000	1510	1320	7	1975	3	89298	N	N	5706 AUBURN WY S
010	780620	0210	3/18/03	\$185,200	1510	0	7	1962	4	12690	N	N	2605 SKYWAY LN
010	259900	0940	4/9/04	\$190,500	1520	0	7	1961	3	8165	N	N	2010 ELM ST SE
010	366800	0940	6/7/04	\$205,000	1520	0	7	1987	3	6825	N	N	3538 ORCHARD ST SE
010	259920	1030	5/15/03	\$184,800	1530	0	7	1964	4	9860	N	N	3470 SCENIC DR
010	366800	0820	11/13/03	\$192,000	1550	0	7	1987	3	8374	N	N	6218 36TH ST SE
010	259920	0950	9/2/03	\$181,280	1560	0	7	1965	4	8800	N	N	3320 19TH ST SE
010	774950	0750	1/7/03	\$184,950	1560	0	7	1968	4	8580	N	N	3038 15TH ST SE
010	259900	1640	8/4/03	\$205,000	1570	0	7	1962	3	8800	N	N	2845 19TH ST SE
010	366800	0160	4/21/03	\$201,990	1590	0	7	1987	3	10906	N	N	6006 37TH CT SE
010	259900	0150	10/7/03	\$190,000	1600	0	7	1961	4	7800	N	N	2140 GINKGO ST SE
010	259900	1630	9/16/03	\$177,500	1600	0	7	1962	3	8800	N	N	1805 ELM ST SE
010	366800	0250	1/22/04	\$195,000	1610	0	7	1986	3	8004	N	N	5920 35TH WY SE
010	815578	0140	10/16/03	\$203,000	1610	0	7	2002	3	6371	N	N	3629 JUNIPER CT SE
010	774950	0690	3/22/04	\$219,000	1670	0	7	1968	4	9350	N	N	3015 16TH ST SE
010	780620	0090	3/13/03	\$202,000	1680	0	7	1975	4	14250	N	N	2614 SKYWAY LN
010	030400	0450	10/2/03	\$185,000	1710	580	7	1962	3	18500	N	N	2635 24TH ST SE
010	259760	0010	3/18/03	\$142,680	1720	0	7	1968	3	1722	N	N	2807 FOREST RIDGE DR SE
010	774950	0850	1/22/03	\$165,000	1720	0	7	1968	4	9460	N	N	3038 16TH ST SE
010	780620	0030	9/23/04	\$265,000	1730	720	7	1977	3	13800	N	N	2402 SKYWAY LN
010	030400	0200	12/17/03	\$190,000	1740	0	7	1962	4	9605	N	N	2505 25TH ST SE
010	259900	0180	4/17/03	\$201,900	1770	0	7	1961	4	8625	N	N	2110 GINKGO ST SE
010	259900	1220	2/12/04	\$194,000	1770	0	7	1962	3	8400	N	N	1940 FIR ST SE
010	366800	0920	8/25/04	\$203,800	1770	0	7	1987	3	7425	N	N	6217 36TH ST SE
010	780620	0060	1/26/04	\$185,500	1790	0	7	1975	4	15000	N	N	2502 SKYWAY LN
010	774950	0570	4/15/04	\$219,000	1840	0	7	1969	4	8162	N	N	3002 14TH ST SE
010	131350	0220	9/16/03	\$143,000	1850	0	7	1971	2	7200	N	N	3601 LEMONTREE LN SE
010	774950	0670	12/9/04	\$223,950	1860	0	7	1968	3	9350	N	N	3033 16TH ST SE
010	281500	0050	6/8/04	\$220,000	1870	0	7	1985	3	11657	N	N	2212 HEMLOCK ST SE
010	366800	0210	8/20/03	\$212,800	1960	0	7	1989	3	7695	N	N	5921 37TH CT SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	352105	9128	5/27/03	\$362,000	2100	0	7	1990	3	128937	N	N	37704 160TH PL SE
010	352105	9037	10/20/03	\$310,000	2160	0	7	1982	3	65778	N	N	38117 AUBURN-ENUMCLAW RD SE
010	156510	0030	2/25/03	\$219,000	2210	0	7	1979	3	9200	N	N	3401 20TH ST SE
010	272105	9181	6/28/04	\$318,000	2280	0	7	1979	3	65340	N	N	36451 148TH AV SE
010	413695	0110	2/24/03	\$217,500	1080	800	8	1998	3	7351	N	N	5216 FRANCIS CT SE
010	259750	0680	6/11/04	\$187,000	1170	0	8	1967	4	7600	N	N	2718 ALPINE DR SE
010	413702	0450	3/17/04	\$216,000	1190	420	8	1988	3	9375	N	N	5420 JAMES AV SE
010	413705	0030	6/4/04	\$211,845	1190	700	8	1990	3	9305	N	N	714 47TH ST SE
010	774950	0950	3/1/04	\$210,980	1190	580	8	1975	4	9200	N	N	2820 SKYWAY PL
010	413702	0180	7/9/03	\$212,900	1210	300	8	1988	3	10509	N	N	5623 HAZEL LP SE
010	602930	0020	3/18/03	\$209,990	1310	640	8	1980	4	7880	N	N	3515 SCENIC DR
010	259750	1010	1/28/03	\$175,000	1330	0	8	1966	4	7776	Y	N	2430 FOREST RIDGE DR SE
010	413695	0030	12/10/04	\$236,450	1340	0	8	1998	3	11023	Y	N	5101 FRANCIS CT SE
010	259750	0880	10/23/03	\$195,000	1370	0	8	1968	4	7776	N	N	2530 26TH ST SE
010	413694	0130	6/24/03	\$201,500	1380	0	8	1996	3	7620	N	N	5329 MILL POND DR
010	774950	0810	7/22/03	\$180,000	1390	600	8	1969	3	8800	N	N	1402 GINKGO ST SE
010	259750	0380	8/2/04	\$225,000	1410	440	8	1968	4	8640	N	N	2830 ALPINE ST SE
010	259920	0290	5/16/04	\$204,950	1410	0	8	1964	4	9360	N	N	3270 SCENIC DR
010	774950	0400	9/24/03	\$187,350	1410	0	8	1968	3	8800	N	N	1430 ELM ST SE
010	774950	0240	12/22/04	\$243,000	1430	550	8	1975	3	9047	N	N	3034 SCENIC DR
010	774950	1110	1/15/04	\$184,950	1440	0	8	1970	4	8800	N	N	1429 ELM ST SE
010	259750	0970	10/25/04	\$185,000	1450	0	8	1967	4	7875	N	N	2815 ALPINE ST SE
010	259920	0730	7/15/04	\$200,000	1450	0	8	1963	4	9975	N	N	3360 SCENIC DR
010	774950	0290	9/27/04	\$259,000	1450	750	8	1969	3	9680	N	N	3011 14TH ST SE
010	413694	0020	7/14/04	\$234,900	1470	0	8	1996	3	6273	N	N	615 53RD ST SE
010	352105	9075	5/2/03	\$387,500	1490	1000	8	1974	3	254826	Y	N	36818 160TH AV SE
010	413690	0310	9/12/03	\$224,800	1490	0	8	1997	3	7738	N	N	5417 QUINCY AV SE
010	413695	0170	3/11/03	\$205,000	1500	0	8	1998	3	6176	N	N	5207 FRANCIS CT SE
010	774950	1180	9/21/04	\$194,000	1500	0	8	1972	4	9350	N	N	1302 DOGWOOD ST SE
010	413702	0590	5/9/03	\$225,000	1510	720	8	1986	3	8025	N	N	5406 MILL POND DR
010	602930	0110	7/19/04	\$200,000	1510	0	8	1983	3	12391	N	N	3530 SCENIC DR

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	413700	0520	9/27/03	\$256,100	1530	850	8	1984	3	7500	N	N	4810 MILL POND LOOP
010	413701	0650	6/4/03	\$213,000	1530	0	8	1998	3	10914	Y	N	4501 KENNEDY AV SE
010	774950	1090	10/15/03	\$194,950	1530	0	8	1974	4	8800	N	N	1443 ELM ST SE
010	413700	0020	6/18/03	\$213,000	1560	0	8	1984	3	8917	N	N	4817 MILL POND LOOP
010	413702	0510	4/27/04	\$222,000	1560	0	8	1988	3	8955	N	N	903 54TH ST SE
010	602930	0070	2/19/04	\$228,000	1560	360	8	1980	3	15400	N	N	3625 SCENIC DR
010	259920	0100	5/20/04	\$296,500	1570	780	8	1966	3	23780	Y	N	3365 SCENIC DR
010	272105	9132	9/28/04	\$262,500	1570	840	8	1978	4	15681	N	N	5611 AUBURN WY S
010	030360	0060	10/23/03	\$229,950	1600	0	8	1990	3	10156	N	N	3312 21ST ST SE
010	413701	0020	9/1/04	\$289,000	1660	680	8	1986	3	9287	N	N	5234 MILL POND DR
010	322105	9016	10/27/04	\$345,000	1670	0	8	1988	3	218476	N	N	3001 57TH ST SE
010	259750	0940	8/6/04	\$229,950	1680	0	8	1968	4	7875	N	N	2725 ALPINE ST SE
010	413688	0040	6/13/03	\$247,500	1690	880	8	1996	3	8153	N	N	1611 55TH CT SE
010	413695	0140	5/17/04	\$243,500	1700	0	8	1997	3	6000	N	N	5221 FRANCIS CT SE
010	413695	0230	2/28/04	\$230,000	1700	0	8	1998	3	6360	N	N	5109 FRANCIS CT SE
010	413695	0230	3/11/04	\$230,000	1700	0	8	1998	3	6360	N	N	5109 FRANCIS CT SE
010	413695	0060	9/24/03	\$224,100	1700	0	8	1998	3	7171	N	N	5112 FRANCIS CT SE
010	413695	0100	10/20/03	\$220,000	1700	0	8	1997	3	6010	N	N	5208 FRANCIS CT SE
010	413695	0140	2/23/04	\$218,153	1700	0	8	1997	3	6000	N	N	5221 FRANCIS CT SE
010	413701	0080	8/13/04	\$239,950	1700	0	8	1986	3	8555	N	N	802 52ND ST SE
010	413695	0190	1/16/04	\$230,500	1720	0	8	1998	3	6314	N	N	5133 FRANCIS CT SE
010	259750	1065	9/11/03	\$301,000	1730	1470	8	1977	4	20775	Y	Y	2540 FOREST RIDGE DR SE
010	413702	0140	7/21/04	\$232,000	1750	0	8	1989	3	11074	N	N	5621 HAZEL AV SE
010	352105	9100	7/30/04	\$450,000	1760	920	8	1970	3	217800	Y	N	14803 SE 368TH PL
010	413700	0420	4/28/03	\$221,000	1760	0	8	1985	3	7232	N	N	4934 MILL POND LOOP
010	259750	0240	12/17/03	\$185,490	1770	0	8	1966	4	8800	N	N	2735 FOREST RIDGE DR SE
010	413704	0320	10/9/03	\$249,950	1770	910	8	1990	3	11728	N	N	1101 57TH DR SE
010	259750	0210	7/28/04	\$165,901	1790	0	8	1966	4	7776	N	N	2635 DOGWOOD ST SE
010	259750	0210	10/28/04	\$220,500	1790	0	8	1966	4	7776	N	N	2635 DOGWOOD ST SE
010	413689	0080	3/24/04	\$240,000	1800	0	8	1998	3	6975	N	N	4916 HIGHLAND CT SE
010	413701	0160	7/12/04	\$255,000	1800	0	8	1987	3	14648	N	N	931 52ND ST SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	413701	0160	3/12/03	\$224,950	1800	0	8	1987	3	14648	N	N	931 52ND ST SE
010	413701	0660	4/20/04	\$238,500	1810	730	8	1998	3	12497	Y	N	4509 KENNEDY AV SE
010	780930	0130	2/20/04	\$350,000	1820	400	8	1977	3	85813	Y	N	37311 174TH AV SE
010	413700	0700	6/5/03	\$225,000	1830	0	8	1986	3	7651	N	N	720 50TH ST SE
010	413702	0640	8/13/04	\$230,000	1830	0	8	1987	3	8336	N	N	5506 LAKELAND HILLS WY SE
010	259750	0330	7/1/03	\$195,000	1840	0	8	1968	4	7776	N	N	2555 FOREST RIDGE DR SE
010	413689	0030	5/20/04	\$256,950	1840	0	8	1998	3	9078	N	N	4911 HIGHLAND CT SE
010	413702	0280	3/3/03	\$218,000	1840	0	8	1988	3	8391	N	N	5501 LAKELAND HILLS WY SE
010	413704	0150	8/16/04	\$255,500	1840	0	8	1990	3	9372	N	N	1138 57TH PL SE
010	413704	0120	8/5/03	\$224,950	1850	0	8	1990	3	8887	N	N	1132 57TH PL SE
010	281500	0010	7/22/03	\$210,000	1860	0	8	1959	4	22063	N	N	3204 AUBURN WY S
010	413688	0220	4/23/03	\$219,016	1860	0	8	1996	3	6378	N	N	5610 OLIVE AV SE
010	413689	0060	8/17/04	\$255,000	1860	0	8	1998	3	9844	N	N	4902 HIGHLAND CT SE
010	774950	0970	9/30/03	\$237,000	1860	0	8	1976	3	12000	N	N	2824 SKYWAY PL
010	774950	0230	11/21/03	\$195,000	1870	0	8	1975	3	8800	N	N	3028 SCENIC DR
010	030360	0050	6/27/03	\$218,000	1880	0	8	1990	3	9888	N	N	3334 21ST ST SE
010	366800	0690	6/15/04	\$215,950	1880	0	8	1988	3	7040	N	N	6317 37TH ST SE
010	413700	0790	2/27/03	\$205,000	1880	0	8	1989	3	13484	N	N	5025 MILL POND DR
010	272105	9154	9/23/03	\$218,300	1900	0	8	1974	4	12632	N	N	5617 AUBURN WY S
010	413702	0270	5/28/03	\$224,950	1900	0	8	1988	3	8823	N	N	5602 HAZEL AV SE
010	774950	1250	7/24/03	\$215,900	1910	0	8	1974	4	9350	N	N	1438 DOGWOOD ST SE
010	774950	1220	7/1/03	\$205,000	1910	0	8	1975	4	9350	N	N	1412 DOGWOOD ST SE
010	413706	0140	6/21/04	\$272,500	1920	0	8	1994	3	8742	N	N	5502 HIGHLAND DR SE
010	665250	0010	8/20/04	\$354,244	1920	1620	8	1971	4	90169	Y	N	36908 156TH AV SE
010	413690	0360	10/26/04	\$278,450	1930	0	8	1997	3	8406	N	N	5311 QUINCY AV SE
010	413689	0330	8/20/03	\$243,000	1940	0	8	1998	3	6504	N	N	5120 PERRY AV SE
010	413690	0200	8/19/04	\$278,000	1940	0	8	1998	3	7369	N	N	5216 QUINCY AV SE
010	413695	0090	4/22/03	\$224,000	1940	0	8	1998	3	6944	N	N	5202 FRANCIS CT SE
010	413694	0070	4/20/04	\$239,000	1944	0	8	1996	3	6179	N	N	612 53RD ST SE
010	413695	0080	12/14/04	\$278,950	1950	0	8	1998	3	7361	N	N	5130 FRANCIS CT SE
010	413700	0040	2/24/04	\$269,950	1960	960	8	1985	3	7500	N	N	4825 MILL POND LOOP

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	413689	0340	5/8/03	\$236,000	1970	0	8	1998	3	6710	N	N	5122 PERRY AV SE
010	413689	0360	6/13/03	\$250,000	1970	0	8	1998	3	9627	N	N	5126 PERRY AV SE
010	413688	0160	6/22/04	\$295,000	1980	0	8	1996	3	12123	N	N	1620 56TH CT SE
010	413690	0280	8/20/03	\$259,950	1980	0	8	1997	3	8755	N	N	5406 QUINCY AV SE
010	287340	0060	12/29/04	\$347,950	1990	0	8	1978	3	110642	Y	N	15028 SE 376TH ST
010	413700	0500	5/30/03	\$231,990	2030	0	8	1985	3	7195	N	N	4820 MILL POND LOOP
010	413687	0380	5/25/04	\$283,000	2040	0	8	1998	3	8108	N	N	1311 52ND ST SE
010	413700	0780	8/5/04	\$268,000	2050	0	8	1988	3	10159	N	N	5019 MILL POND DR
010	413702	0580	4/26/04	\$257,950	2080	0	8	1986	3	7945	N	N	5402 MILL POND DR
010	413707	0300	5/4/04	\$262,000	2080	0	8	1994	3	6683	N	N	5402 NATHAN AV SE
010	413687	0450	7/9/03	\$259,000	2090	0	8	1998	3	6803	N	N	5207 MARSHALL AV SE
010	413700	0770	6/16/04	\$258,450	2100	0	8	1990	3	9371	N	N	5011 MILL POND DR
010	413687	0370	8/19/03	\$249,000	2110	0	8	1998	3	6621	N	N	1314 52ND ST SE
010	413700	0350	12/9/03	\$235,000	2110	0	8	1985	3	9956	N	N	5032 MILL POND LOOP
010	413707	0230	3/26/04	\$239,478	2110	0	8	1993	3	6014	N	N	5227 NATHAN AV SE
010	413687	0490	7/9/04	\$279,900	2120	0	8	1997	3	6371	N	N	5313 MARSHALL AV SE
010	413687	0490	7/8/04	\$279,900	2120	0	8	1997	3	6371	N	N	5313 MARSHALL AV SE
010	413702	0600	12/20/04	\$262,000	2120	0	8	1986	3	8305	N	N	5412 MILL POND DR
010	413702	0600	12/15/03	\$233,000	2120	0	8	1986	3	8305	N	N	5412 MILL POND DR
010	259750	0740	8/13/03	\$230,000	2130	0	8	1968	4	6750	N	N	2626 ALPINE PL SE
010	413688	0290	8/18/04	\$284,900	2140	0	8	1996	3	7439	N	N	5626 EVERGREEN LP SE
010	413700	0540	5/5/03	\$258,950	2140	0	8	1986	3	8874	N	N	4802 MILL POND LOOP
010	413707	0150	6/25/03	\$236,000	2140	0	8	1994	3	6544	N	N	5021 NATHAN AV SE
010	413687	0260	10/7/04	\$277,450	2150	0	8	1996	3	6615	N	N	5407 NATHAN LOOP SE
010	413704	0250	12/30/03	\$249,999	2150	0	8	1990	3	7944	N	N	1202 57TH DR SE
010	413688	0090	6/1/04	\$285,000	2160	0	8	1996	3	8013	N	N	1602 55TH CT SE
010	413707	0630	8/12/04	\$285,000	2170	0	8	1996	3	7667	N	N	5313 OLIVE AV SE
010	413698	0200	8/25/04	\$330,000	2180	0	8	2002	3	8630	N	N	5036 HIGHLAND DR SE
010	413698	0200	11/13/03	\$320,000	2180	0	8	2002	3	8630	N	N	5036 HIGHLAND DR SE
010	413692	0080	12/2/03	\$252,000	2190	0	8	1999	3	9742	N	N	1208 49TH ST SE
010	413707	0500	6/11/04	\$245,000	2190	0	8	1995	3	6510	N	N	5131 OLIVE AV SE

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Area 28
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	774950	0930	5/13/03	\$227,000	2190	0	8	1974	3	14720	N	N	2816 SKYWAY PL
010	413701	0260	7/3/03	\$228,900	2200	0	8	1988	3	8375	N	N	902 51ST ST SE
010	413702	0550	2/20/03	\$225,000	2210	0	8	1987	3	8013	N	N	809 54TH ST SE
010	413701	0270	8/29/03	\$236,000	2220	0	8	1988	3	8488	N	N	906 51ST ST SE
010	413687	0240	9/14/03	\$250,000	2230	0	8	1996	3	7446	N	N	5403 NATHAN LOOP SE
010	413700	0600	11/17/04	\$276,875	2230	0	8	1987	3	8442	N	N	729 50TH ST SE
010	413704	0010	5/9/03	\$226,500	2230	0	8	1990	3	7890	N	N	1102 57TH DR SE
010	413701	0470	1/22/04	\$215,000	2240	0	8	1990	3	9903	N	N	4906 MILL POND DR
010	413707	0010	5/14/03	\$257,500	2260	0	8	1994	3	7737	N	N	1302 49TH ST SE
010	413700	0080	9/19/03	\$249,000	2270	0	8	1985	3	7810	N	N	4901 MILL POND LOOP
010	413700	0760	7/27/04	\$259,950	2270	0	8	1987	3	10327	N	N	5001 MILL POND DR
010	413706	0150	8/5/04	\$269,950	2270	0	8	1994	3	8283	N	N	5506 HIGHLAND DR SE
010	413707	0400	6/9/03	\$265,000	2270	0	8	1996	3	6281	N	N	5202 NATHAN AV SE
010	413688	0420	8/19/04	\$278,600	2310	0	8	1995	3	7073	N	N	5611 EVERGREEN LP SE
010	413688	0420	5/9/03	\$269,950	2310	0	8	1995	3	7073	N	N	5611 EVERGREEN LP SE
010	413688	0320	12/17/03	\$235,000	2320	0	8	1995	3	9380	N	N	1324 57TH DR SE
010	413688	0550	6/10/04	\$292,900	2360	0	8	1995	3	6786	N	N	1509 55TH CT SE
010	413689	0420	10/19/04	\$300,000	2400	0	8	1998	3	8258	N	N	5119 PERRY AV SE
010	413690	0180	7/23/04	\$296,000	2400	0	8	1998	3	11372	Y	N	5208 QUINCY AV SE
010	774950	0280	5/28/03	\$189,000	2400	0	8	1969	4	8700	N	N	3019 14TH ST SE
010	413687	0320	6/25/03	\$250,000	2460	0	8	1996	3	6694	N	N	5310 MARSHALL AV SE
010	413700	0180	8/20/04	\$290,500	2460	0	8	1988	3	7500	N	N	5109 MILL POND LOOP
010	413688	0150	8/17/04	\$319,000	2480	0	8	1996	3	7911	N	N	1623 56TH CT SE
010	413707	0170	3/12/04	\$262,000	2480	0	8	1996	3	7741	N	N	5103 NATHAN LOOP SE
010	413689	0160	9/25/03	\$286,000	2490	0	8	1998	3	7329	N	N	4907 QUINCY AV SE
010	413687	0550	11/3/03	\$256,950	2520	0	8	1996	3	6797	N	N	5230 NATHAN LOOP SE
010	413701	0130	5/10/04	\$282,000	2540	0	8	1988	3	8294	N	N	926 52ND ST SE
010	272105	9149	10/11/04	\$351,000	2550	900	8	1972	4	68389	N	N	5615 AUBURN WY S
010	413706	0370	12/17/04	\$312,000	2560	0	8	1996	3	8485	N	N	1309 57TH DR SE
010	413688	0070	10/17/03	\$287,500	2580	0	8	1996	3	10574	N	N	1612 55TH CT SE
010	413688	0520	5/16/03	\$275,000	2580	0	8	1996	3	8562	N	N	1502 55TH CT SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	774950	0270	6/21/04	\$259,950	2600	0	8	1969	4	8008	N	N	3029 14TH ST SE
010	413707	0570	8/16/04	\$325,000	2630	0	8	1995	3	8298	N	N	5213 OLIVE AV SE
010	413687	0250	5/25/04	\$312,950	2650	0	8	1996	3	6916	N	N	5405 NATHAN LOOP SE
010	413698	0190	9/2/03	\$320,000	2650	0	8	2002	3	8080	N	N	5028 HIGHLAND DR SE
010	885816	0020	5/6/04	\$336,100	2680	0	8	2004	3	14536	Y	N	2116 NOBLE CT SE
010	259750	0580	12/17/04	\$265,950	2770	0	8	1966	4	8800	N	N	2632 26TH PL SE
010	774950	0840	3/27/03	\$250,000	2980	0	8	1968	4	9460	N	N	3102 16TH ST SE
010	774950	0560	4/2/03	\$213,500	3080	0	8	1969	4	15000	N	N	3006 14TH ST SE
010	774950	0080	2/4/04	\$250,000	3730	0	8	1970	3	22989	Y	N	3015 SCENIC DR
010	413698	0030	11/22/04	\$359,806	1710	1250	9	2004	3	20780	Y	N	5305 HIGHLAND DR SE
010	362105	9037	8/17/04	\$411,200	1720	1500	9	1972	4	81021	Y	N	37711 165TH AV SE
010	413693	0260	12/19/03	\$285,000	2310	0	9	1998	3	6617	N	N	5534 ELIZABETH AV SE
010	413698	0110	9/23/03	\$356,000	2350	430	9	2002	3	9870	Y	N	5101 HIGHLAND DR SE
010	413698	0160	5/20/04	\$389,950	2350	1240	9	2004	3	10020	N	N	5027 HIGHLAND DR SE
010	413693	0310	8/8/03	\$297,000	2390	0	9	1999	3	7115	N	N	5505 ELIZABETH LOOP SE
010	413693	0250	1/9/03	\$305,000	2390	0	9	1999	3	9235	N	N	5604 ELIZABETH AV SE
010	885816	0070	7/25/03	\$390,000	2400	1130	9	2003	3	12823	Y	N	2018 NOBLE CT SE
010	413693	0240	11/10/04	\$353,650	2500	0	9	1998	3	10127	N	N	5610 ELIZABETH AV SE
010	413693	0500	12/16/03	\$330,000	2500	0	9	1999	3	9640	N	N	5620 ELIZABETH LOOP SE
010	413693	0240	5/1/03	\$305,000	2500	0	9	1998	3	10127	N	N	5610 ELIZABETH AV SE
010	413693	0050	2/24/04	\$343,000	2500	0	9	1999	3	13706	N	N	507 55TH WY SE
010	362105	9066	9/23/03	\$485,000	2510	0	9	1992	3	216057	Y	N	37816 170TH AV SE
010	413693	0560	11/18/04	\$339,000	2530	0	9	1998	3	7090	Y	N	5528 ELIZABETH LOOP SE
010	413693	0020	4/24/03	\$318,900	2660	0	9	1998	3	11127	Y	N	513 55TH WY SE
010	332105	9052	6/6/03	\$413,000	2670	410	9	1981	3	157687	N	N	4130 53RD ST SE
010	413698	0120	8/23/04	\$469,950	2680	1180	9	2004	3	9380	Y	N	5043 HIGHLAND DR SE
010	413693	0130	6/16/04	\$410,000	2710	870	9	1998	3	7903	Y	N	5517 ELIZABETH AV SE
010	322105	9047	3/19/04	\$445,000	2740	0	9	1981	3	87120	N	N	5001 JASMINE AV SE
010	104350	0130	1/22/03	\$434,000	2760	0	9	1992	3	176418	N	N	4601 BRIDGET AV SE
010	259920	0010	12/2/04	\$294,900	2780	890	9	1983	3	13761	Y	N	3475 SCENIC DR
010	413692	0020	5/6/04	\$320,000	2780	0	9	1996	3	9404	N	N	1109 48TH CT SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	413693	0390	4/6/04	\$339,000	2850	0	9	1999	3	7864	N	N	5627 ELIZABETH LOOP SE
010	413698	0300	6/8/04	\$462,500	2970	720	9	2004	3	8130	Y	N	5308 HIGHLAND DR SE
010	352105	9122	9/19/03	\$520,000	2980	0	9	1981	3	472105	N	Y	37929 151ST AV SE
010	352105	9086	6/3/04	\$590,000	2980	0	9	1990	3	326316	Y	N	15719 SE 376TH ST
010	885816	0040	7/19/04	\$375,000	3000	0	9	2004	3	12186	Y	N	2102 NOBLE CT SE
010	413698	0210	4/20/04	\$387,500	3130	0	9	2004	3	9340	Y	N	5040 HIGHLAND DR SE
010	413693	0290	11/11/03	\$350,000	3200	0	9	1998	3	8676	N	N	5522 ELIZABETH AV SE
010	413693	0470	5/24/04	\$382,500	3210	0	9	1999	3	9775	N	N	5626 ELIZABETH LOOP SE
010	322105	9056	9/8/03	\$615,000	3300	0	9	1988	3	185601	N	N	2925 57TH ST SE
010	413698	0250	10/5/04	\$460,000	3370	0	9	2003	3	9310	Y	N	5134 HIGHLAND DR SE
010	352105	9028	11/7/03	\$630,000	3600	0	10	1960	4	315374	N	N	37902 160TH PL SE
010	104350	0030	7/25/03	\$605,000	3980	0	10	1996	3	182516	N	N	4218 47TH ST SE
011	869860	0160	1/31/03	\$87,500	500	0	4	1912	3	5750	N	N	111 G ST SE
011	634700	0015	12/22/03	\$117,000	730	0	4	1936	4	5650	N	N	316 4TH ST SE
011	120200	0035	8/11/03	\$105,000	650	0	5	1938	4	4000	N	N	221 I ST SE
011	374760	0095	11/17/03	\$115,000	650	0	5	1939	3	1679	N	N	29 J ST SE
011	001600	0275	4/14/04	\$129,000	670	0	5	1914	4	4400	N	N	206 O ST NE
011	374760	0135	2/27/03	\$112,000	780	0	5	1918	4	1709	N	N	123 J ST SE
011	733540	0345	5/1/03	\$128,000	780	0	5	1948	3	6685	N	N	311 L PL SE
011	001600	0010	11/16/04	\$150,000	820	0	5	1922	4	4400	N	N	323 R ST NE
011	869910	0230	5/23/04	\$157,000	820	0	5	1917	3	5750	N	N	208 F ST SE
011	634700	0007	3/12/04	\$134,000	860	0	5	1938	4	5650	N	N	312 4TH ST SE
011	733540	0370	6/6/03	\$140,000	880	0	5	1922	4	6695	N	N	219 L PL SE
011	869910	0495	3/23/04	\$134,750	960	0	5	1918	3	5176	N	N	322 D ST SE
011	001600	0090	12/3/04	\$199,950	1060	0	5	1922	4	6660	N	N	204 PIKE ST NE
011	214980	0325	11/24/04	\$138,000	1200	0	5	1909	3	21450	N	N	1510 3RD ST SE
011	001600	0355	5/29/03	\$157,500	1250	0	5	1921	4	8960	N	N	113 PIKE ST NE
011	869860	0240	12/12/03	\$152,000	670	0	6	1937	4	5750	N	N	116 G ST SE
011	949920	0185	10/7/04	\$189,000	720	0	6	1915	3	7920	N	N	15 N ST NE
011	001600	0330	2/19/04	\$127,000	740	0	6	1947	3	6600	N	N	318 O ST NE
011	685870	0140	4/14/03	\$133,000	770	0	6	1944	3	7592	N	N	101 J ST NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	214980	0144	10/2/03	\$154,000	820	0	6	1920	4	8000	N	N	216 PIKE ST SE
011	869860	0095	4/28/04	\$185,000	820	0	6	1921	3	5250	N	N	102 F ST SE
011	214980	0201	4/16/04	\$122,750	850	0	6	1952	3	5040	N	N	208 M ST SE
011	214980	0201	11/24/04	\$169,000	850	0	6	1952	3	5040	N	N	208 M ST SE
011	333990	0750	11/10/03	\$128,000	850	0	6	1921	4	6000	N	N	743 10TH ST NE
011	391550	0105	12/10/04	\$170,900	860	0	6	1947	3	8905	N	N	407 M ST SE
011	869860	0295	3/8/04	\$167,000	860	0	6	1919	5	5750	N	N	19 H ST SE
011	001600	0140	10/20/03	\$157,000	900	0	6	1976	3	4400	N	N	314 PIKE ST NE
011	733800	0220	3/5/04	\$165,000	900	0	6	1983	4	4860	N	N	1218 30TH ST NE
011	733800	0720	7/15/04	\$144,950	900	0	6	1985	3	3883	N	N	3021 M ST NE
011	733800	0620	4/5/04	\$142,000	900	0	6	1986	3	3680	N	N	1210 31ST ST NE
011	733800	0320	7/25/03	\$135,000	900	0	6	1985	3	3652	N	N	3012 M PL NE
011	869910	0155	9/11/03	\$156,900	900	0	6	1949	4	5477	N	N	308 G ST SE
011	613160	0030	8/14/03	\$130,950	910	0	6	1953	3	11487	N	N	1505 M ST NE
011	613160	0160	12/6/04	\$184,300	910	0	6	1954	4	8316	N	N	911 16TH ST NE
011	869910	0355	6/23/04	\$190,500	920	0	6	1912	5	6000	N	N	222 E ST SE
011	000100	0071	2/18/04	\$168,000	940	0	6	1965	3	7482	N	N	1511 N ST NE
011	182105	9177	5/21/04	\$175,600	960	0	6	1947	3	16988	N	N	1420 6TH ST NE
011	606160	0015	4/20/04	\$165,000	960	0	6	1954	4	6552	N	N	1321 16TH ST NE
011	613160	0100	10/8/04	\$169,000	960	0	6	1954	4	8316	N	N	912 16TH ST NE
011	182105	9108	3/2/04	\$179,900	980	0	6	1927	4	6239	N	N	210 L PL SE
011	869860	0245	5/27/04	\$125,000	980	0	6	1913	4	5750	N	N	122 6TH ST SE
011	001600	0415	12/22/04	\$150,500	990	0	6	1954	4	4480	N	N	102 O ST NE
011	869860	0035	4/9/04	\$150,000	990	0	6	1909	4	5447	N	N	25 F ST SE
011	001600	0005	5/17/04	\$175,000	1030	0	6	1960	4	4692	N	N	1510 4TH ST NE
011	869860	0310	7/28/03	\$158,600	1030	0	6	1913	4	5750	N	N	111 H ST SE
011	733540	0095	11/13/03	\$170,000	1040	0	6	1915	4	6720	N	N	18 K ST SE
011	733540	0245	8/1/03	\$155,000	1040	0	6	1944	4	10696	N	N	311 M ST SE
011	869860	0225	5/15/03	\$149,950	1040	0	6	1910	5	5750	N	N	102 G ST SE
011	869910	0145	10/25/04	\$240,000	1050	0	6	1920	4	5512	N	N	304 G ST SE
011	733540	0465	3/26/03	\$143,000	1050	0	6	1940	3	7281	N	N	319 K ST SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	001600	0395	8/20/03	\$159,950	1060	0	6	1947	3	5989	N	N	14 O ST NE
011	182105	9228	6/18/04	\$160,450	1060	0	6	1949	4	6534	N	N	1418 6TH ST NE
011	733800	0940	12/28/04	\$152,500	1070	0	6	1985	3	4275	N	N	1010 31ST ST NE
011	733800	0120	5/13/03	\$145,600	1070	0	6	1982	4	4200	N	N	1108 30TH ST NE
011	733800	0460	7/31/03	\$145,000	1070	0	6	1985	3	5340	N	N	3101 M PL NE
011	182105	9104	9/24/03	\$157,000	1090	0	6	1917	4	6699	N	N	814 4TH ST SE
011	182105	9134	5/26/04	\$171,500	1120	0	6	1921	4	7226	N	N	203 M ST SE
011	733540	0040	6/10/04	\$180,000	1140	0	6	1911	4	6708	N	N	121 K ST SE
011	182105	9278	5/21/04	\$145,000	1150	0	6	1940	3	6969	N	N	213 O ST NE
011	733800	1030	4/29/03	\$182,000	1150	0	6	1983	3	3956	N	N	3012 K ST NE
011	733800	0500	7/17/03	\$156,500	1150	0	6	1985	4	3784	N	N	1213 31ST ST NE
011	733800	0980	10/27/04	\$181,000	1150	0	6	1982	4	6204	N	N	1021 30TH ST NE
011	613160	0220	5/17/04	\$181,500	1200	0	6	1953	3	8316	N	N	1202 17TH ST NE
011	613160	0025	5/1/03	\$147,500	1200	0	6	1953	3	11487	N	N	1435 M ST NE
011	869910	0225	1/31/03	\$175,000	1230	0	6	1923	4	5750	N	N	202 F ST SE
011	885765	0270	2/25/03	\$175,000	1230	0	6	1993	3	7080	N	N	428 V PL SE
011	613160	0245	6/13/03	\$159,950	1250	0	6	1954	4	8316	N	N	1101 17TH ST NE
011	733800	0950	5/20/04	\$169,000	1280	0	6	1985	4	4452	N	N	3017 L ST NE
011	733800	0690	4/14/04	\$171,000	1280	0	6	1986	4	3680	N	N	3003 M PL NE
011	733800	1140	4/9/04	\$158,950	1280	0	6	1983	3	4210	N	N	3101 K ST NE
011	733800	0420	11/4/03	\$163,500	1280	0	6	1985	4	3713	N	N	3104 M DR NE
011	733800	0240	5/2/03	\$159,950	1280	0	6	1983	4	4105	N	N	1217 30TH ST NE
011	733800	1050	5/7/03	\$145,000	1280	0	6	1983	3	3800	N	N	1004 31ST ST NE
011	733800	0430	4/8/04	\$180,000	1280	0	6	1985	4	6650	N	N	3110 M PL NE
011	869910	0490	4/23/04	\$175,000	1290	0	6	1918	3	5474	N	N	318 D ST SE
011	606160	0005	5/7/03	\$168,000	1300	0	6	1954	3	8108	N	N	1301 16TH ST NE
011	613160	0005	6/30/04	\$182,000	1300	0	6	1953	3	8573	N	N	1211 14TH ST NE
011	613160	0065	10/8/04	\$199,900	1300	0	6	1954	4	8316	N	N	1102 16TH ST NE
011	733540	0505	3/24/04	\$224,500	1330	400	6	1911	4	6701	N	N	201 K ST SE
011	869910	0440	6/25/03	\$175,000	1360	0	6	1919	4	5394	N	N	321 E ST SE
011	869910	0480	12/17/04	\$185,975	1380	0	6	1988	3	5474	N	N	306 D ST SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	182105	9282	6/14/04	\$230,500	1390	0	6	1900	5	13068	N	N	906 8TH ST NE
011	215400	0065	6/14/04	\$275,000	1520	0	6	1960	4	35218	N	N	10221 SE 330TH ST
011	606160	0025	7/2/04	\$182,700	1540	0	6	1955	3	6552	N	N	1401 16TH ST NE
011	869910	0365	10/14/04	\$216,500	1660	0	6	1956	5	6000	N	N	302 E ST SE
011	869910	0080	10/22/04	\$192,000	1820	0	6	1913	4	5450	N	N	223 H ST SE
011	214980	0281	3/24/03	\$191,300	1830	0	6	1981	3	7000	N	N	1326 3RD ST SE
011	374600	0040	12/13/04	\$222,000	1950	0	6	1955	4	8704	N	N	1402 17TH ST NE
011	859570	0060	12/22/03	\$255,000	2840	0	6	1986	3	8306	N	N	502 4TH ST SE
011	000100	0105	11/12/04	\$329,000	2890	0	6	1987	3	8465	N	N	1120 22ND ST NE
011	214980	0282	4/13/04	\$299,000	3080	0	6	1981	3	10600	N	N	1330 3RD ST SE
011	214980	0286	4/12/04	\$261,900	3080	0	6	1981	3	10600	N	N	1344 3RD ST SE
011	214980	0282	4/3/03	\$272,950	3080	0	6	1981	3	10600	N	N	1330 3RD ST SE
011	392040	0055	7/22/04	\$144,000	830	0	7	1942	3	4860	N	N	219 R ST SE
011	182105	9220	4/8/04	\$153,500	860	0	7	1952	3	8000	N	N	740 H ST NE
011	182105	9288	12/23/04	\$187,990	930	0	7	1940	4	14541	N	N	708 8TH ST NE
011	733540	0165	12/29/04	\$226,000	950	0	7	1926	4	6716	N	N	101 L PL SE
011	289100	0020	8/19/03	\$162,500	960	0	7	1968	3	6000	N	N	2113 PIKE ST NE
011	289110	1090	2/5/03	\$168,990	960	0	7	1968	4	6120	N	N	1914 R ST NE
011	214980	0202	10/25/04	\$205,000	990	0	7	1947	3	6150	N	N	202 M ST SE
011	214980	0202	4/7/03	\$183,950	990	0	7	1947	3	6150	N	N	202 M ST SE
011	333990	1173	10/20/04	\$189,500	1010	0	7	1959	3	7000	N	N	1316 K ST NE
011	289110	0180	5/21/04	\$212,000	1040	650	7	1976	4	6000	N	N	1606 19TH DR NE
011	333990	1057	4/24/04	\$204,950	1040	760	7	1951	3	8389	N	N	1216 K ST NE
011	733190	0220	4/28/04	\$173,454	1040	0	7	1960	5	7985	N	N	1705 6TH ST NE
011	120200	0105	6/3/04	\$221,000	1060	0	7	1924	5	4800	N	N	210 I ST SE
011	098200	0015	5/6/03	\$165,000	1070	0	7	1949	4	8664	N	N	221 K ST NE
011	289110	0670	9/8/03	\$185,000	1070	540	7	1976	3	6120	N	N	1801 20TH ST NE
011	289110	0600	3/17/03	\$176,500	1070	360	7	1975	3	6000	N	N	1912 20TH ST NE
011	098200	0050	8/25/04	\$217,000	1080	0	7	1948	4	9000	N	N	117 K ST NE
011	289100	0500	12/27/04	\$200,000	1080	0	7	1967	4	6000	N	N	1505 21ST ST NE
011	000420	0020	8/4/04	\$250,000	1090	0	7	1982	3	33742	N	N	4036 I ST NE

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	289110	0240	7/8/04	\$221,500	1090	370	7	1976	3	6000	N	N	1714 19TH DR NE
011	289110	0680	10/3/03	\$201,800	1090	530	7	1976	3	6161	N	N	1721 20TH ST NE
011	289110	0200	1/8/04	\$194,500	1090	530	7	1975	3	6000	N	N	1614 19TH DR NE
011	289110	0570	8/17/04	\$212,500	1090	460	7	1975	4	12600	N	N	1902 20TH ST NE
011	001600	0325	2/4/04	\$153,500	1120	0	7	1910	4	5830	N	N	314 O ST NE
011	519860	0010	2/25/03	\$162,500	1150	0	7	1958	4	7070	N	N	1305 6TH PL NE
011	289110	0920	8/4/04	\$227,500	1160	570	7	1975	3	4700	N	N	1915 U ST NE
011	889290	0200	5/14/04	\$200,000	1160	0	7	1998	3	7624	N	N	3806 I PL NE
011	889290	0070	7/3/03	\$165,000	1160	0	7	1998	3	6003	N	N	3832 I PL NE
011	734940	0040	11/4/04	\$223,000	1170	380	7	1977	4	7300	N	N	1719 RIVERVIEW DR NE
011	734940	0420	8/15/03	\$282,900	1170	810	7	1977	3	10224	N	Y	1416 RIVERVIEW DR NE
011	001600	0025	11/17/03	\$183,000	1180	0	7	1991	3	3675	N	N	307 R ST NE
011	264800	0265	3/22/04	\$173,000	1180	0	7	1944	3	5500	N	N	1117 3RD ST NE
011	001600	0460	11/23/04	\$207,900	1190	0	7	1922	4	5600	N	N	109 R ST NE
011	351000	0050	5/12/03	\$215,000	1190	580	7	1971	3	11880	N	N	2009 E MAIN ST
011	889290	0220	11/24/03	\$190,000	1190	0	7	1998	3	6529	N	N	3802 I PL NE
011	289100	0150	10/6/04	\$232,950	1200	0	7	1967	3	6000	N	N	1614 22ND ST NE
011	289100	0050	9/21/04	\$219,000	1200	0	7	1967	3	6000	N	N	2029 PIKE ST NE
011	214980	0117	9/23/04	\$202,400	1210	0	7	1989	3	7200	N	N	15 R ST SE
011	333990	0915	7/18/03	\$159,650	1210	0	7	1955	3	7000	N	N	1010 K ST NE
011	519860	0025	4/23/04	\$178,571	1210	0	7	1959	3	8560	N	N	1311 6TH PL NE
011	609010	0135	11/8/04	\$190,000	1210	0	7	1951	3	6600	N	N	406 O ST NE
011	289100	0440	6/16/03	\$180,000	1220	0	7	1967	3	6000	N	N	1613 21ST ST NE
011	289110	1200	9/22/03	\$141,663	1230	0	7	1968	3	6565	N	N	1902 PIKE ST NE
011	172105	9274	4/29/04	\$200,990	1230	0	7	1991	3	6001	N	N	213 S ST SE
011	214980	0220	6/3/04	\$151,500	1230	0	7	1978	3	9558	N	N	414 M ST SE
011	289100	0450	8/12/04	\$190,000	1230	0	7	1967	3	6000	N	N	1609 21ST ST NE
011	289110	0010	7/15/03	\$181,500	1230	0	7	1968	4	7000	N	N	1417 20TH ST NE
011	609010	0150	4/30/04	\$194,950	1240	200	7	1948	4	6600	N	N	418 O ST NE
011	609010	0120	3/26/04	\$204,000	1240	1010	7	1948	4	6600	N	N	405 PIKE ST NE
011	215400	0008	8/11/03	\$189,950	1280	0	7	1962	3	21960	N	N	32826 102ND AV SE

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	289110	0140	9/23/04	\$201,000	1280	0	7	1973	3	6000	N	N	1512 PIKE PL NE
011	289110	0540	11/16/04	\$204,000	1290	0	7	1973	3	6615	N	N	1909 19TH DR NE
011	609010	0220	8/20/03	\$220,000	1290	950	7	1955	4	10240	N	N	408 N ST NE
011	029318	0080	9/23/04	\$226,000	1310	0	7	2000	3	7809	N	N	2024 3RD CT SE
011	172105	9272	8/3/04	\$195,000	1310	0	7	1991	3	6430	N	N	212 S ST SE
011	609010	0086	7/12/04	\$199,500	1310	0	7	1952	4	7700	N	N	515 PIKE ST NE
011	609010	0100	11/17/03	\$227,000	1310	910	7	1952	3	6600	N	N	501 PIKE ST NE
011	182105	9240	8/11/03	\$185,000	1320	0	7	1955	4	7405	N	N	501 N ST NE
011	289110	0480	5/5/03	\$170,000	1320	0	7	1969	3	6000	N	N	1913 RIVERVIEW DR NE
011	322480	0290	9/15/04	\$217,000	1330	0	7	1963	4	8695	N	N	1614 1ST ST NE
011	734940	0100	5/24/04	\$228,950	1330	600	7	1977	4	7500	N	N	1623 RIVERVIEW DR NE
011	889290	0060	4/26/04	\$203,500	1330	0	7	1998	3	7031	N	N	3834 I PL NE
011	889290	0010	9/11/03	\$195,000	1330	0	7	1998	3	6000	N	N	3825 I PL NE
011	519860	0030	11/3/03	\$183,000	1340	0	7	1963	3	7040	N	N	1313 6TH PL NE
011	001600	0580	12/3/04	\$210,000	1350	400	7	1946	4	4400	N	N	1431 E MAIN ST
011	215400	0007	7/1/03	\$184,000	1380	0	7	1957	4	20740	N	N	32818 102ND AV SE
011	100800	0050	10/5/04	\$194,000	1390	0	7	1959	4	7300	N	N	1708 1ST ST SE
011	289110	0500	6/22/04	\$179,950	1390	0	7	1969	3	6000	N	N	1905 RIVERVIEW DR NE
011	333990	1041	12/23/04	\$222,470	1390	0	7	1955	3	7000	N	N	1116 K ST NE
011	333990	1041	7/24/03	\$194,500	1390	0	7	1955	3	7000	N	N	1116 K ST NE
011	606160	0080	7/5/03	\$189,950	1390	0	7	1979	3	6018	N	N	1311 14TH ST NE
011	869810	0065	9/27/04	\$218,000	1390	800	7	2001	3	6000	N	N	126 D ST SE
011	098200	0060	5/25/04	\$243,000	1400	770	7	1950	3	10500	N	N	105 K ST NE
011	182105	9242	3/8/04	\$192,000	1410	0	7	1954	4	8712	N	N	1424 6TH ST NE
011	289110	0060	12/2/03	\$199,950	1410	0	7	1968	3	6000	N	N	1909 PIKE ST NE
011	889290	0090	6/20/03	\$189,950	1410	0	7	1998	3	7452	N	N	3828 I PL NE
011	322490	0090	5/9/03	\$184,500	1420	0	7	1973	4	7469	N	N	8 R PL NE
011	733540	0365	5/27/03	\$184,000	1420	0	7	2004	3	6693	N	N	225 L PL SE
011	439922	0090	12/31/03	\$237,000	1430	0	7	1990	3	9524	N	Y	1210 PIKE ST NE
011	100800	0035	7/2/03	\$167,000	1440	0	7	1952	3	6300	N	N	1606 1ST ST SE
011	289110	1140	6/1/04	\$210,000	1440	0	7	1968	4	6000	N	N	1913 R ST NE

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	289110	0050	7/27/04	\$204,000	1440	0	7	1968	4	6000	N	N	1913 PIKE ST NE
011	289110	0050	2/13/03	\$174,900	1440	0	7	1968	4	6000	N	N	1913 PIKE ST NE
011	182105	9075	12/7/04	\$228,000	1450	600	7	1952	4	10890	N	N	317 O ST NE
011	289100	0360	6/24/04	\$185,000	1450	0	7	1968	3	6222	N	N	1805 21ST ST NE
011	289100	0180	11/24/03	\$169,900	1450	0	7	1968	3	6000	N	N	1702 22ND ST NE
011	606160	0065	3/22/04	\$209,550	1470	0	7	1984	3	7632	N	N	1410 N ST NE
011	264800	0070	10/6/04	\$189,000	1480	0	7	1950	3	10300	N	N	1108 5TH ST NE
011	182105	9162	12/9/04	\$200,000	1500	0	7	1940	4	23659	N	N	904 5TH ST NE
011	289110	0610	7/15/03	\$212,500	1510	340	7	1979	4	7875	N	N	1913 20TH ST NE
011	322490	0160	4/30/03	\$180,000	1510	0	7	1976	4	7469	N	N	1617 E MAIN ST
011	734940	0050	7/1/04	\$211,621	1510	0	7	1977	3	7300	N	N	1715 RIVERVIEW DR NE
011	869860	0120	6/2/04	\$216,000	1520	0	7	1912	4	5250	N	N	130 F ST SE
011	214980	0010	10/31/03	\$188,500	1530	0	7	1937	5	9100	N	N	106 M ST SE
011	182105	9109	10/25/04	\$189,000	1540	0	7	1963	4	10018	N	N	220 M ST NE
011	289110	0580	10/16/03	\$205,000	1540	0	7	1976	4	8730	N	N	1906 20TH ST NE
011	322480	0295	9/11/03	\$221,000	1540	450	7	1957	4	8695	N	N	1702 1ST ST NE
011	289100	0260	7/26/04	\$165,240	1560	0	7	1968	3	6048	N	N	1820 22ND ST NE
011	613800	0045	9/1/04	\$212,500	1560	0	7	1953	4	8100	N	N	810 11TH ST NE
011	333990	0920	1/17/03	\$198,000	1590	0	7	1959	4	13000	N	N	1106 11TH ST NE
011	869910	0205	1/21/03	\$189,950	1600	0	7	2003	3	5750	N	N	307 G ST SE
011	734940	0030	3/19/03	\$184,950	1600	0	7	1977	4	7300	N	N	1725 RIVERVIEW DR NE
011	734940	0620	2/6/03	\$234,950	1600	0	7	1978	4	12325	N	Y	1634 RIVERVIEW DR NE
011	322490	0040	6/29/04	\$190,000	1620	0	7	1968	4	8240	N	N	20 R PL NE
011	289110	1240	9/11/03	\$176,950	1640	0	7	1968	3	6000	N	N	1918 PIKE ST NE
011	439920	0190	9/23/03	\$184,950	1660	0	7	1955	3	10125	N	N	1304 10TH ST NE
011	182105	9196	1/27/03	\$221,450	1670	0	7	1925	4	16928	N	N	605 R ST NE
011	322490	0070	7/24/03	\$226,250	1670	1570	7	1969	3	8910	N	N	12 R ST NE
011	609010	0170	4/19/04	\$186,000	1670	0	7	1952	3	10230	N	N	514 O ST NE
011	333990	0951	2/25/04	\$204,450	1680	0	7	1961	3	7150	N	N	1204 11TH ST NE
011	733540	0391	6/19/03	\$152,000	1710	0	7	1959	4	7000	N	N	202 J ST SE
011	000420	0021	3/15/04	\$282,200	1730	0	7	1991	3	34567	N	N	4046 I ST NE

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	214980	0151	11/19/03	\$182,500	1740	0	7	1968	3	7500	N	N	1427 3RD ST SE
011	214980	0152	5/7/03	\$182,500	1740	0	7	1968	3	7300	N	N	1421 3RD ST SE
011	214980	0147	5/7/03	\$182,500	1740	0	7	1968	3	8800	N	N	1417 3RD ST SE
011	869910	0310	2/20/03	\$174,500	1740	0	7	1920	4	7383	N	N	305 F ST SE
011	869920	0010	7/13/04	\$203,300	1740	0	7	1981	3	8196	N	N	729 F PL NE
011	869910	0345	9/7/04	\$206,000	1750	0	7	1924	4	6000	N	N	214 E ST SE
011	333990	0970	5/6/03	\$205,000	1760	0	7	1976	4	8800	N	N	1212 11TH ST NE
011	333990	0161	8/16/04	\$188,500	1790	0	7	1959	3	10320	N	N	931 8TH ST NE
011	734940	0380	4/12/04	\$231,000	1840	0	7	1977	3	10800	N	Y	1306 PIKE ST NE
011	548620	0035	5/20/04	\$235,000	1900	400	7	1947	4	8575	N	N	23 M ST SE
011	289110	1160	11/25/03	\$204,000	1910	0	7	1968	3	7020	N	N	1905 R ST NE
011	734940	0350	7/24/03	\$289,500	1940	0	7	1977	4	10541	N	Y	1226 PIKE ST NE
011	439920	0180	5/10/04	\$198,300	1960	0	7	1955	4	9750	N	N	1308 11TH ST NE
011	182105	9064	5/13/03	\$237,000	2030	0	7	2003	3	7860	N	N	20 L ST SE
011	333990	0065	10/14/03	\$201,105	2070	0	7	1955	3	6000	N	N	1108 10TH ST NE
011	351000	0110	5/1/03	\$190,000	2270	0	7	1966	3	13185	N	N	28 U PL NE
011	869910	0320	1/29/04	\$212,500	2320	0	7	1915	5	7590	N	N	311 F ST SE
011	098200	0120	8/1/04	\$284,990	2890	0	7	1985	3	7425	N	N	229 L ST NE
011	540900	0110	2/20/03	\$320,000	3560	0	7	1989	3	14010	N	N	1019 18TH ST NE
011	172105	9220	5/28/03	\$249,995	1520	0	8	1976	3	14291	N	N	32541 104TH PL SE
011	000100	0009	7/8/04	\$197,500	1720	0	8	1969	4	10506	N	N	1402 I ST NE
011	268880	0040	7/14/03	\$225,000	1720	0	8	1988	3	13330	N	N	2105 J ST NE
011	182105	9230	12/18/03	\$179,662	1790	0	8	1989	3	7840	N	N	512 M ST NE
011	439920	0145	9/7/04	\$245,000	1810	0	8	1958	4	19500	N	N	1303 10TH ST NE
011	000100	0061	8/23/04	\$212,500	1870	0	8	1958	3	9583	N	N	1217 21ST ST NE
011	172105	9044	6/25/03	\$262,500	1870	0	8	1999	3	19534	N	N	32819 102ND AV SE
011	815410	0005	3/9/04	\$257,500	1940	0	8	1987	3	12455	N	N	201 K ST NE
011	439920	0230	3/31/03	\$229,950	1970	0	8	1957	4	12825	N	N	1026 O ST NE
011	182105	9180	2/12/03	\$220,000	2020	0	8	1999	3	11918	N	N	431 H ST NE
011	439920	0005	5/14/04	\$240,000	2280	0	8	1967	3	9100	N	N	1302 M ST NE
011	172105	9153	8/28/03	\$265,000	2410	0	8	1978	3	13939	N	N	25 RIVERVIEW DR SE

Improved Sales Used in this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	182105	9200	3/25/04	\$330,000	2480	0	8	1940	4	25600	N	N	610 H ST NE
011	268880	0070	10/16/03	\$290,000	2540	0	8	1967	4	17250	N	N	1935 J ST NE
011	172105	9236	8/31/04	\$346,500	2560	0	8	1990	3	29700	N	N	10307 SE 328TH ST
011	172105	9209	7/25/03	\$349,980	2150	0	9	1975	4	15817	N	Y	104 RIVERVIEW DR NE
011	439922	0020	11/3/04	\$347,500	2590	0	9	1989	3	14304	N	Y	924 PIKE PL NE

Improved Sales Removed from this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	025510	0010	2/20/03	\$171,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	025510	0070	10/22/03	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	025510	0410	8/4/03	\$179,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	101800	0215	8/24/04	\$218,000	%Compl ActivePermitBeforeSale>25K
008	101800	0215	5/2/03	\$70,000	%Compl DORRatio
008	101800	0215	1/14/03	\$43,968	%Compl DORRatio
008	133060	0020	8/12/03	\$161,900	BANKRUPTCY - RECEIVER OR TRUSTEE
008	138860	0050	1/9/03	\$145,316	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	145000	0150	12/23/03	\$170,950	RELOCATION - SALE BY SERVICE
008	145000	0150	12/23/03	\$170,950	RELOCATION - SALE TO SERVICE
008	145000	0240	3/25/04	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	145000	0400	4/2/04	\$106,500	DIAGNOSTIC OUTLIER
008	145010	0430	7/6/04	\$172,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
008	145030	0020	3/4/04	\$149,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	192105	9170	5/12/03	\$164,000	SAS
008	192105	9255	10/8/03	\$192,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	241320	0145	10/14/03	\$157,345	BANKRUPTCY - RECEIVER OR TRUSTEE
008	302105	9175	4/13/04	\$169,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	302105	9182	8/22/03	\$172,900	ImpCount
008	314160	0080	3/25/04	\$100,000	QUESTIONABLE PER SALES IDENTIFICATION
008	314160	0385	10/14/03	\$118,200	BANKRUPTCY - RECEIVER OR TRUSTEE
008	314160	0385	8/26/03	\$130,500	CORPORATE AFFILIATES
008	331360	0005	5/15/03	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	331360	0215	3/12/04	\$65,445	DORRatio
008	331380	0090	6/11/03	\$138,200	GOVERNMENT AGENCY
008	380200	0050	4/2/04	\$79,150	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIG
008	392090	0170	5/26/04	\$91,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	447420	0010	6/27/03	\$205,500	RELATED PARTY, FRIEND, OR NEIGHBOR
008	711600	0375	6/4/04	\$65,000	DIAGNOSTIC OUTLIER
008	711650	0105	6/2/04	\$156,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	711650	0125	11/21/03	\$200,000	NON-REPRESENTATIVE SALE
008	711650	0424	7/9/04	\$70,000	STATEMENT TO DOR DORRatio
008	711650	0515	11/7/03	\$48,671	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
008	711650	0685	6/24/03	\$154,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	711650	0695	4/15/04	\$70,000	DIAGNOSTIC OUTLIER
008	711650	0760	4/21/03	\$145,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	711650	0945	12/5/03	\$65,000	DORRatio
008	714060	0035	5/11/04	\$140,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
008	714080	0410	6/1/04	\$177,132	EXEMPT FROM EXCISE TAX
008	734500	0130	4/16/04	\$169,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	734500	0580	5/19/04	\$79,830	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
008	734520	0030	9/21/04	\$169,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	734961	0090	3/5/03	\$77,999	QUIT CLAIM DEED DORRatio
008	734961	0200	4/15/03	\$240,000	RELOCATION - SALE BY SERVICE
008	734961	0200	4/18/03	\$240,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	734964	0030	9/8/03	\$232,450	RELOCATION - SALE TO SERVICE
008	734965	0280	12/30/04	\$165,000	DIAGNOSTIC OUTLIER
008	734965	0280	11/17/04	\$110,000	QUIT CLAIM DEED; RELATED PARTYFRIEND,OR NEIGH
008	734966	0070	2/28/03	\$231,950	RELOCATION - SALE BY SERVICE
008	734966	0070	2/6/03	\$231,950	RELOCATION - SALE TO SERVICE
008	746890	0050	11/24/04	\$75,578	QUIT CLAIM DEED DORRatio
008	787740	0225	11/26/03	\$150,000	ImpCountSTATEMENT TO DOR
008	788900	0125	12/14/03	\$143,107	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	788910	0030	2/21/03	\$172,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	788910	0170	2/6/03	\$145,000	SAS
008	792460	0240	6/10/03	\$145,000	SAS
008	858140	0505	4/8/04	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	869560	0055	2/28/03	\$131,401	EXEMPT FROM EXCISE TAX
008	889320	0080	4/15/03	\$195,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	950090	0070	11/4/04	\$40,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
008	950090	0205	8/27/03	\$187,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	012005	9050	2/12/03	\$295,000	MOBILE HOME
010	022005	9020	6/18/03	\$135,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	030360	0030	6/4/04	\$235,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	122005	9024	1/21/03	\$270,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	252105	9074	8/12/04	\$585,000	DIAGNOSTIC OUTLIER
010	259750	0180	9/18/03	\$209,950	SAS
010	259750	0900	8/18/03	\$245,000	UnFinArea
010	259900	0410	1/21/04	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
010	259900	0560	12/4/03	\$168,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	259900	0750	7/23/04	\$149,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	259900	0960	6/29/04	\$206,000	1031 TRADE
010	259900	1320	4/8/04	\$171,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	259920	0320	5/29/03	\$58,333	STATEMENT TO DOR DORRatio
010	259920	0850	2/19/03	\$189,950	SAS
010	259920	0950	7/28/04	\$93,250	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
010	272105	9078	10/30/03	\$37,500	%NetCond PrevImp<=10K
010	272105	9105	11/2/04	\$293,000	ImpCount
010	272105	9133	4/29/03	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	287340	0030	3/31/03	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	332105	9034	2/24/04	\$340,000	ImpCount
010	332105	9043	3/8/04	\$226,000	SAS
010	332105	9047	5/7/03	\$55,000	%Compl DORRatio
010	332105	9069	11/4/03	\$125,000	DORRatio
010	342105	9047	7/1/03	\$408,000	SAS
010	352105	9042	9/13/04	\$262,950	DIAGNOSTIC OUTLIER
010	352105	9115	6/4/04	\$465,000	OpenSpace0
010	352105	9127	4/8/03	\$436,500	UnFinAreaOpenSpace0
010	362105	9004	5/14/04	\$485,000	OPEN SPACE DESIGNATION CONTINUED0OK'D AFTER
010	362105	9044	1/29/04	\$286,750	ImpCount

Improved Sales Removed from this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	362105	9053	1/29/03	\$400,000	SAS
010	366800	0130	8/11/03	\$107,500	QUIT CLAIM DEED
010	366800	0730	12/12/03	\$237,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	390320	0020	10/5/04	\$177,000	SAS
010	390320	0030	3/25/04	\$159,900	QUESTIONABLE PER SALES IDENTIFICATION
010	413687	0170	3/25/03	\$265,000	RELOCATION - SALE BY SERVICE
010	413687	0170	3/25/03	\$265,000	RELOCATION - SALE TO SERVICE
010	413687	0290	4/8/04	\$282,000	RELOCATION - SALE BY SERVICE
010	413687	0290	3/22/04	\$282,000	RELOCATION - SALE TO SERVICE
010	413687	0450	7/9/03	\$259,000	RELOCATION - SALE TO SERVICE
010	413687	0460	3/19/03	\$235,000	RELOCATION - SALE BY SERVICE
010	413687	0460	3/19/03	\$235,000	RELOCATION - SALE TO SERVICE
010	413688	0040	5/24/03	\$247,500	RELOCATION - SALE TO SERVICE
010	413688	0220	5/28/03	\$197,992	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	413689	0020	9/22/03	\$209,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	413689	0120	2/10/04	\$285,000	RELOCATION - SALE BY SERVICE
010	413689	0120	2/6/04	\$285,000	RELOCATION - SALE TO SERVICE
010	413689	0320	8/18/04	\$304,150	RELOCATION - SALE BY SERVICE
010	413689	0320	7/22/04	\$304,150	RELOCATION - SALE TO SERVICE
010	413689	0330	8/20/03	\$243,000	RELOCATION - SALE TO SERVICE
010	413689	0560	8/18/03	\$288,000	RELOCATION - SALE BY SERVICE
010	413689	0560	8/18/03	\$288,000	RELOCATION - SALE TO SERVICE
010	413693	0310	6/30/03	\$297,000	RELOCATION - SALE TO SERVICE
010	413693	0430	7/14/04	\$339,950	RELOCATION - SALE BY SERVICE
010	413693	0430	3/13/04	\$339,950	RELOCATION - SALE TO SERVICE
010	413693	0450	11/28/03	\$293,000	RELOCATION - SALE BY SERVICE
010	413693	0450	11/23/03	\$293,000	RELOCATION - SALE TO SERVICE
010	413696	0030	7/1/03	\$77,000	%Compl DORRatio
010	413698	0010	6/18/03	\$77,750	DORRatio
010	413698	0020	7/16/03	\$75,000	DORRatio
010	413698	0100	9/8/03	\$80,500	DORRatio
010	413698	0120	3/21/03	\$74,000	DORRatio
010	413698	0140	3/18/03	\$74,000	DORRatio
010	413698	0150	6/18/03	\$75,750	%Compl DORRatio
010	413698	0160	5/27/03	\$75,750	DORRatio
010	413698	0210	7/1/03	\$80,500	DORRatio
010	413698	0240	6/27/03	\$79,500	%Compl DORRatio
010	413698	0270	10/9/03	\$78,500	DORRatio
010	413698	0280	11/21/03	\$83,500	DORRatio
010	413698	0290	7/28/03	\$78,500	%Compl DORRatio
010	413698	0300	6/20/03	\$79,000	DORRatio
010	413698	0310	9/16/03	\$80,250	DORRatio
010	413701	0680	6/10/03	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	413701	0740	11/11/04	\$90,000	QUIT CLAIM DEED; REL PARTY, FRIEND,OR NEIGHBOR
010	413702	0090	11/25/03	\$192,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	413702	0180	4/24/03	\$212,900	RELOCATION - SALE TO SERVICE
010	413702	0230	11/15/04	\$276,000	RELOCATION - SALE BY SERVICE
010	413702	0230	11/15/04	\$276,000	RELOCATION - SALE TO SERVICE
010	413702	0640	3/2/04	\$187,000	EXEMPT FROM EXCISE TAX
010	413702	0680	1/28/04	\$227,059	EXEMPT FROM EXCISE TAX
010	413706	0260	5/9/03	\$212,000	SAS
010	413707	0640	10/12/04	\$291,000	RELOCATION - SALE BY SERVICE
010	413707	0640	10/12/04	\$290,000	RELOCATION - SALE TO SERVICE
010	413707	0760	9/3/04	\$326,000	RELOCATION - SALE BY SERVICE
010	413707	0760	6/29/04	\$326,000	RELOCATION - SALE TO SERVICE
010	774950	0060	5/13/03	\$206,000	SAS
010	774950	0560	4/9/03	\$186,660	QUIT CLAIM DEED
010	780620	0010	6/12/03	\$145,600	SAS
010	780620	0230	4/22/03	\$205,000	EXEMPT FROM EXCISE TAX
010	780621	0290	10/10/03	\$16,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND
010	885816	0010	6/4/04	\$285,000	SAS
010	885816	0010	12/24/03	\$83,000	DORRatio
010	885816	0020	8/7/03	\$83,000	DORRatio
010	885816	0040	12/23/03	\$88,000	DORRatio
010	885816	0060	12/11/03	\$82,000	%Compl DORRatio
010	885816	0080	12/4/03	\$92,000	%Compl DORRatio
011	000100	0003	11/12/04	\$420,000	SAS
011	000100	0094	5/1/03	\$193,411	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	000100	0103	11/12/04	\$540,000	ImpCount
011	172105	9057	4/16/03	\$152,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	172105	9063	10/28/03	\$110,000	DIAGNOSTIC OUTLIER
011	172105	9131	10/25/04	\$383,000	ImpCount
011	215400	0011	8/27/03	\$67,925	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
011	215400	0015	10/12/04	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	215400	0027	9/24/03	\$134,000	DIAGNOSTIC OUTLIER
011	243070	0030	7/15/03	\$136,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	264800	0125	5/2/03	\$170,000	SAS
011	264800	0255	6/25/03	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	289100	0150	11/26/03	\$158,950	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	289100	0150	7/1/03	\$152,022	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	289110	0120	2/27/03	\$57,559	DORRatio
011	322480	0060	5/1/03	\$72,000	QUIT CLAIM DEED DORRatio
011	322490	0180	1/9/03	\$92,647	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHBOR
011	333990	1045	7/16/03	\$71,055	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
011	351000	0110	2/26/03	\$39,343	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHBOR DORRatio
011	391550	0035	3/10/04	\$130,965	SAS
011	439920	0060	4/9/03	\$186,285	EXEMPT FROM EXCISE TAX
011	439920	0060	9/2/03	\$169,000	GOVERNMENT AGENCY; FORCED SALE;
011	439921	0015	6/23/03	\$85,000	DORRatio
011	446340	0400	8/11/03	\$164,950	QUESTIONABLE PER APPRAISAL

Improved Sales Removed from this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	446340	0410	5/13/04	\$121,001	BANKRUPTCY - RECEIVER OR TRUSTEE
011	446340	0410	9/26/03	\$140,250	BANKRUPTCY - RECEIVER OR TRUSTEE;
011	548620	0011	2/25/03	\$162,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	548620	0011	2/10/03	\$161,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	613160	0100	12/24/03	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	613160	0205	3/11/04	\$174,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	613160	0265	7/19/04	\$45,000	STATEMENT TO DOR DORRatio
011	613160	0275	9/8/04	\$188,500	UnFinArea
011	675010	0025	4/13/04	\$66,718	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
011	733190	0180	2/27/03	\$133,000	SAS
011	733190	0220	8/10/04	\$186,700	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	733190	0380	5/7/04	\$193,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	733540	0015	5/11/04	\$69,835	QUIT CLAIM DEED; REL PARTY, FRIEND,OR NEIGHBOR
011	733540	0090	2/9/04	\$105,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	733540	0150	11/26/04	\$163,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	733540	0195	8/26/03	\$75,500	%Compl DORRatio
011	733540	0255	1/14/03	\$113,400	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	733540	0355	10/19/04	\$141,100	EXEMPT FROM EXCISE TAX
011	733800	0350	10/6/03	\$37,334	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
011	733800	0360	3/16/03	\$137,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	733800	0510	5/25/04	\$131,500	RELATED PARTY, FRIEND, OR NEIGHBOR
011	734940	0480	10/20/04	\$285,000	UnFinArea
011	734940	0500	9/9/03	\$224,000	SAS
011	869810	0170	5/19/04	\$16,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
011	869810	0180	9/29/04	\$175,000	ImpCount
011	869910	0010	12/30/03	\$170,000	ImpCount
011	869910	0210	7/14/03	\$130,000	UnFinArea
011	869910	0210	1/30/04	\$130,000	QUIT CLAIM DEED; REL PARTY, FRIEND, R NEIGHBOR
011	869910	0460	6/14/04	\$186,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	869910	0505	8/12/03	\$75,000	DIAGNOSTIC OUTLIER
011	869910	0580	6/29/04	\$180,900	BANKRUPTCY - RECEIVER OR TRUSTEE
011	885765	0280	12/8/04	\$185,753	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	889290	0210	8/25/04	\$50,540	QUIT CLAIM DEED DORRatio
011	949920	0130	7/20/04	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	949920	0140	6/4/03	\$159,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	949920	0160	7/16/03	\$145,500	UnFinArea
011	949920	0245	1/13/03	\$122,000	SAS
011	949920	0305	4/9/03	\$113,340	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Vacant Sales Used in this Annual Update Analysis
Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
8	302105	9394	11/03/04	\$80,000	9178	N	N
10	262105	9060	08/27/03	\$279,950	1082744	N	N
10	332105	9016	08/21/03	\$95,000	174240	N	N
10	352105	9056	05/13/03	\$50,000	106930	N	N
10	352105	9099	09/14/04	\$140,000	217800	Y	N
10	362105	9015	02/14/03	\$100,000	422532	Y	N
10	362105	9072	05/28/03	\$117,000	280090	N	N
10	413698	0050	07/22/03	\$79,125	21900	Y	N
10	413698	0060	01/07/04	\$82,000	24280	Y	N
10	413698	0070	08/04/03	\$83,500	28800	Y	N
10	413698	0080	01/15/04	\$83,000	21340	Y	N
10	413698	0090	01/13/04	\$83,000	26040	Y	N
10	413698	0130	02/19/03	\$71,175	10080	N	N
10	413698	0170	02/19/03	\$71,175	9700	N	N
10	413698	0180	03/18/04	\$86,000	10220	N	N
11	001600	0421	04/26/04	\$32,500	4508	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 28

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	352105	9133	02/10/03	\$120,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
10	413698	0230	03/13/03	\$77,000	NEW HOUSE
10	413698	0040	03/20/03	\$74,000	NEW HOUSE
10	272105	9017	03/24/03	\$7,356	QUIT CLAIM DEED;
10	413698	0250	03/25/03	\$75,000	NEW HOUSE
10	413698	0220	03/19/03	\$75,500	NEW HOUSE
10	413698	0320	04/23/03	\$79,500	NEW HOUSE
10	413698	0260	06/27/03	\$80,250	BUILDER OR DEVELOPER SALES;
10	342105	9035	05/19/03	\$5,000	QUIT CLAIM DEED;
11	215400	0120	10/30/03	\$17,500	Diagnostic Outlier
10	352105	9126	07/07/04	\$110,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER
10	272105	9017	08/18/04	\$297,320	QUIT CLAIM DEED;
11	000400	0023	08/20/04	\$15,000	EASEMENT OR RIGHT-OF-WAY;
10	012005	9074	05/14/03	\$35,000	Diagnostic Outlier
10	012005	9042	06/24/03	\$300,000	Diagnostic Outlier
10	342105	9037	12/11/03	\$300,000	Diagnostic Outlier
10	272105	9190	03/25/04	\$89,950	Diagnostic Outlier
10	352105	9099	10/20/04	\$185,000	FAMILY TRUST
10	259750	1080	06/18/04	\$116,500	BUILDER



King County
Department of Assessments
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr